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**927-929 LINCOLN RD**  
 12000 NORTH BAYSHORE DRIVE  
 MIAMI BEACH, FL 33139  
**SITE PLAN**  
**GROUND LEVEL**

DAVID J. ODISHOO  
 Lic. # 6666969

ARCHITECTURE  
 INTERIOR DESIGN  
 PLANNING  
 AIA ASID NCARB  
 2915 Biscayne Boulevard  
 Suite 200  
 Miami, Florida 33137  
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**K A R P**

DRAWN BY: R.R. / L.J.  
 CHECKED BY: D.O.  
 DATE: 9/16/2019  
**L-100**

**1 SITE PLAN - GROUND LEVEL**  
 Scale: 3/32"=1'-0"



SABAL PALM (CURVED TRUNK, LEANING)



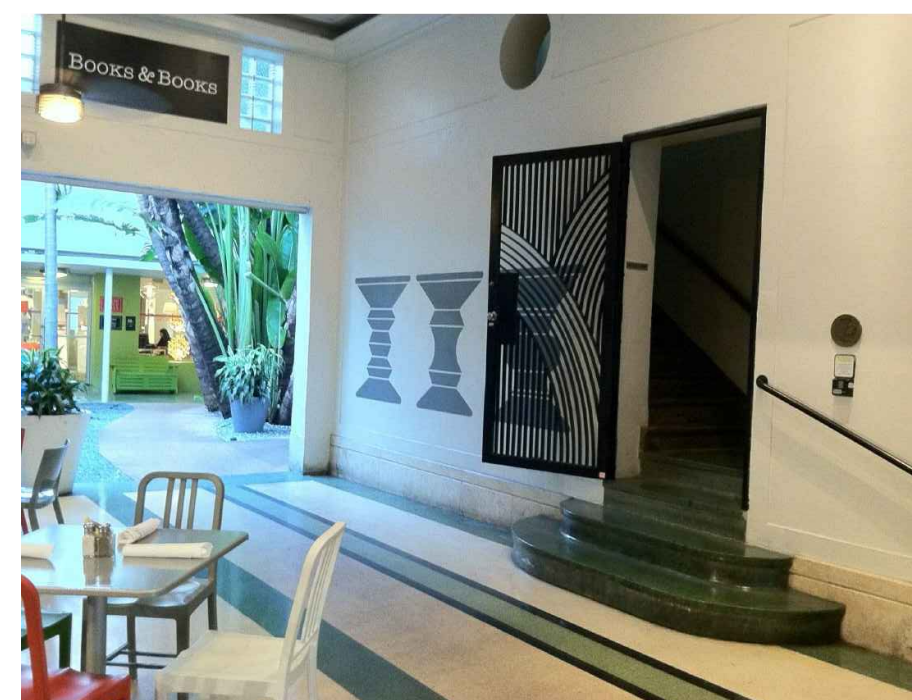
SIMPSON STOPPER TREE



BLACK IRONWOOD TREE



EXISTING GROUND LEVEL FLOORING: IMAGE 1



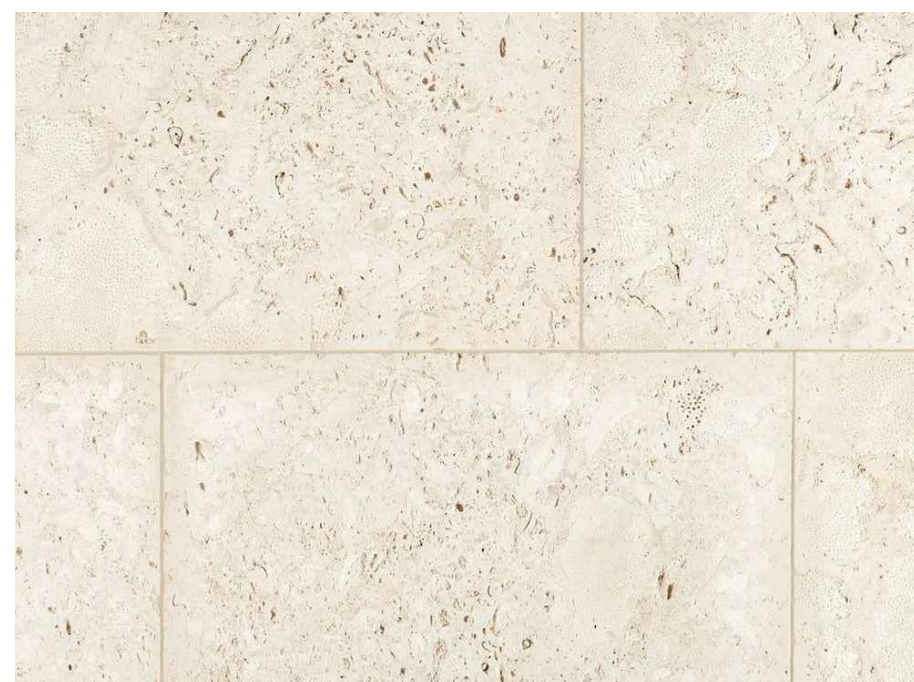
EXISTING GROUND LEVEL FLOORING: IMAGE 2



BOSTON FERN



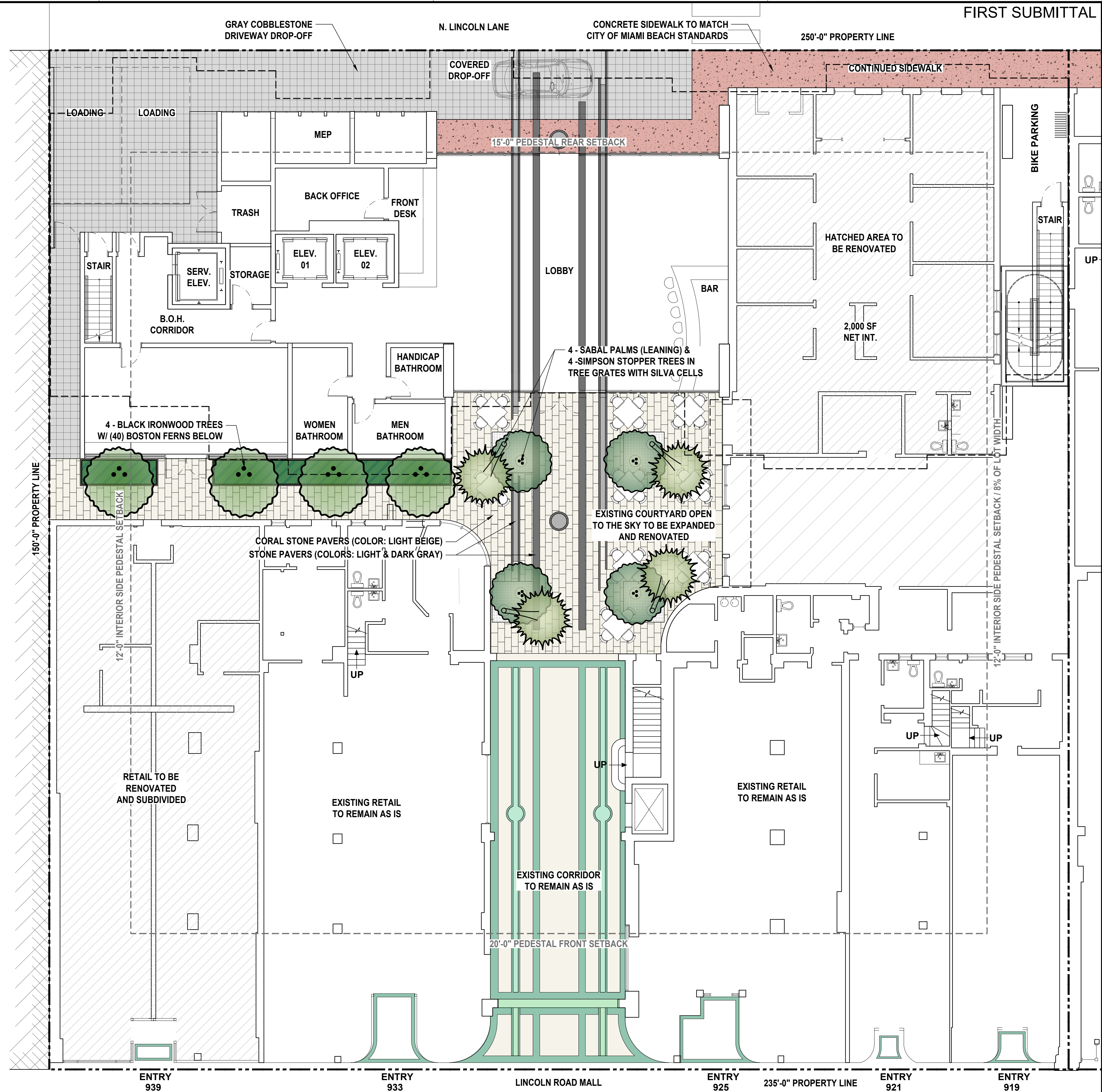
ART DECO THEMED TREE GRATE



CORAL STONE PAVER



GRAY COBBLESTONE



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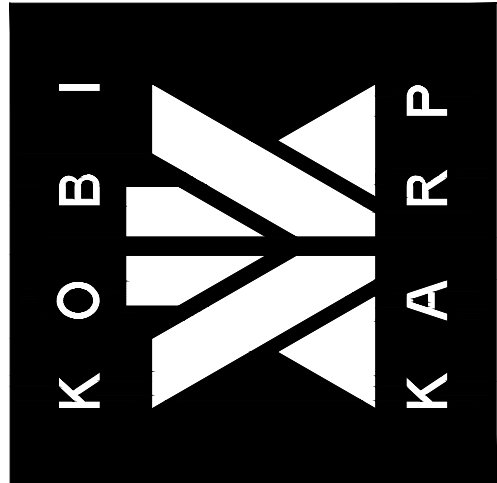
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LANDSCAPE PLAN  
 GROUND LEVEL

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L-101

1 LANDSCAPE PLAN: GROUND LEVEL  
 Scale: 1/8"=1'-0"



SANSEVIERIA 'WHALE FIN'



SANSEVIERIA 'BLACK & GOLD'



HISTORIC FACADE SECOND FLOOR LINEAR PLANTERS



1 LANDSCAPE PLAN: SECOND LEVEL  
Scale: 1/8"=1'-0"

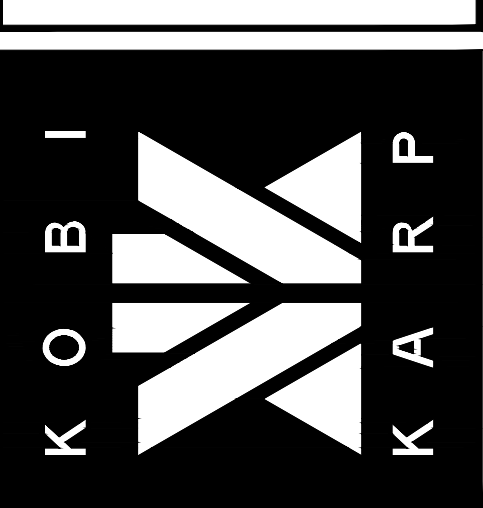
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**LANDSCAPE PLAN**  
**SECOND LEVEL**

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L-200



GUMBO LIMBO TREE



SATIN LEAF TREE



SABAL PALM (CURVED TRUNK, LEANING)



SPANISH STOPPER



THATCH PALM (*THRINAX RADIATA*)



GOLDEN CREEPER (*ERNODEA LITTORALIS*)



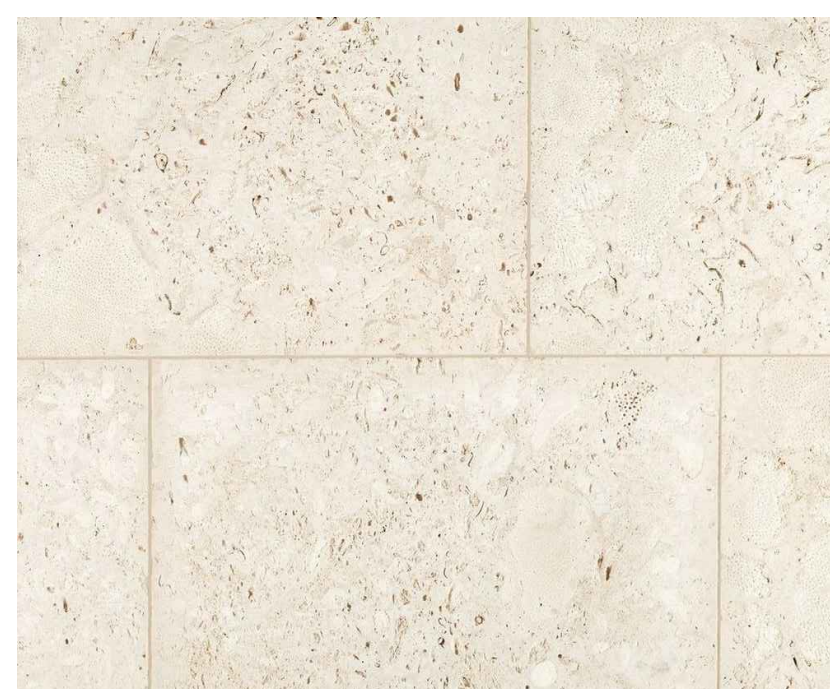
FICUS GREEN ISLAND (*FICUS MICROCARPA*)



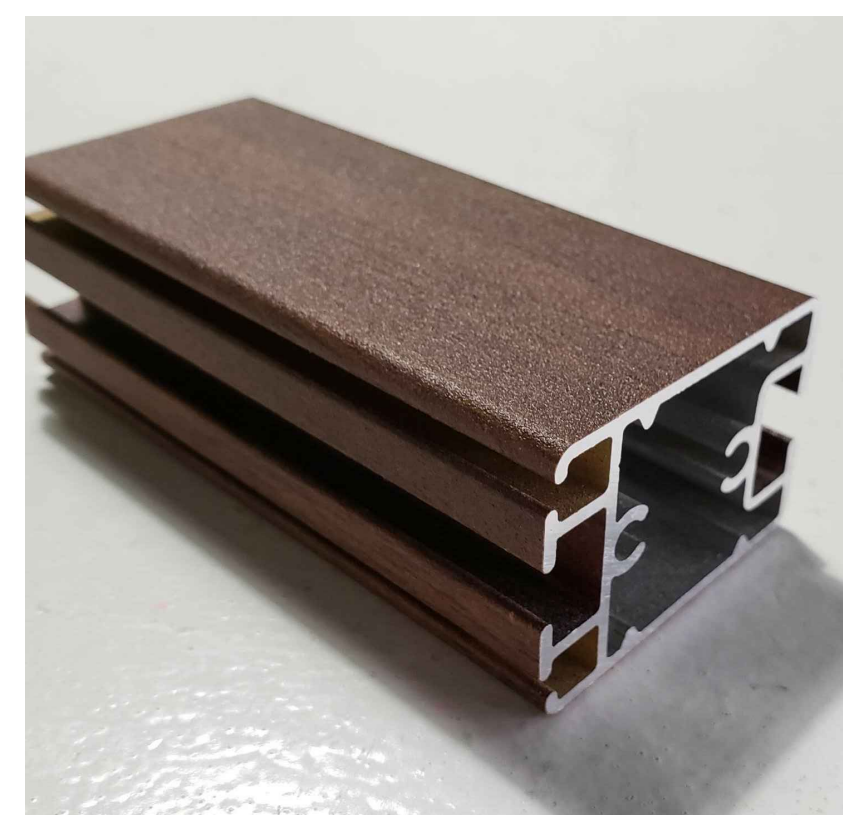
ALCANTAREA VINICOLOR



IPE WOOD DECK



CORAL STONE PAVER



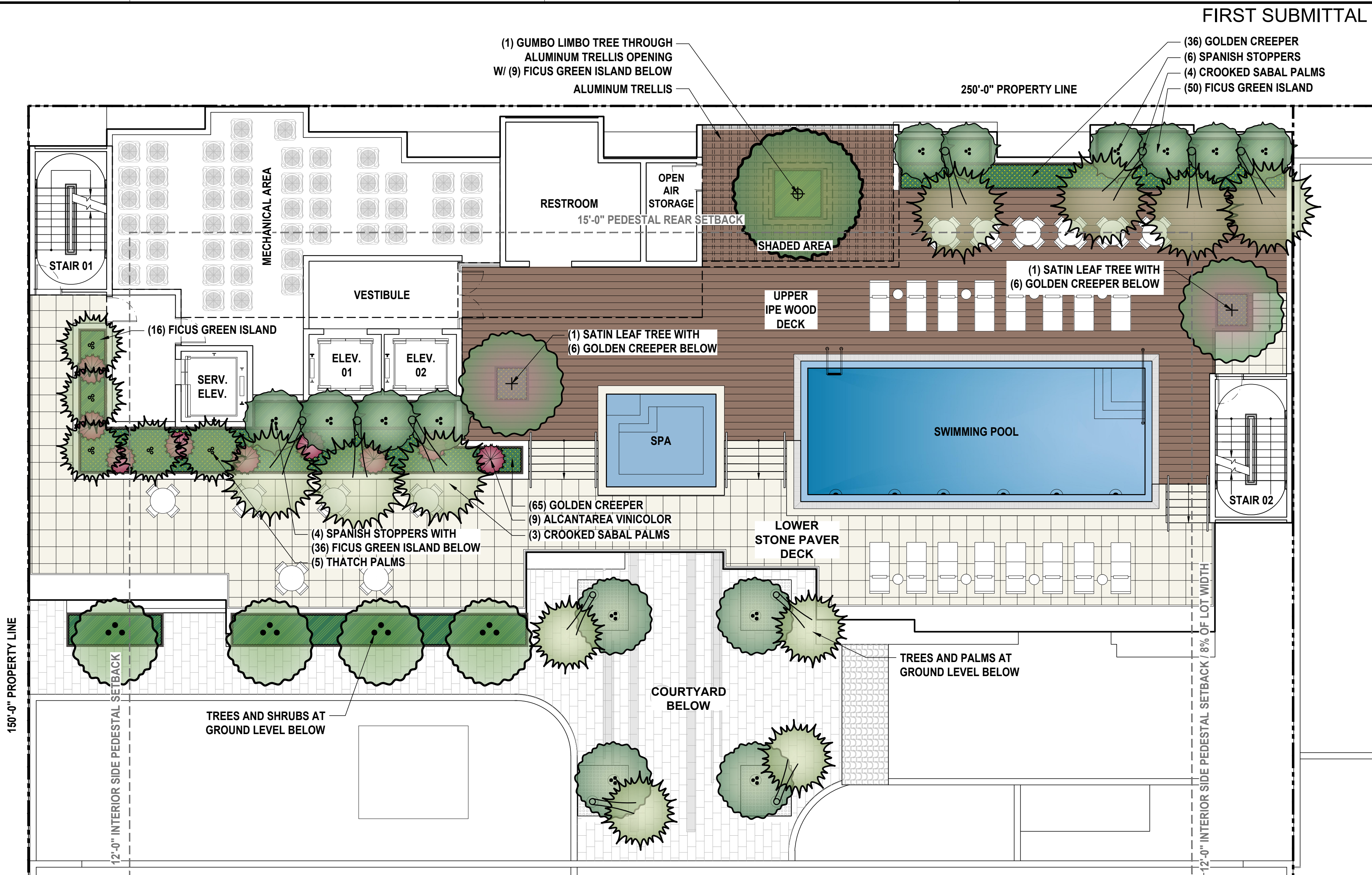
ALUMINUM TRELLIS: DARK BROWN SHADE



ALUMINUM TRELLIS: IMAGE 1



ALUMINUM TRELLIS: IMAGE 2



**1 LANDSCAPE PLAN: ROOFTOP LEVEL**  
Scale: 1/8"=1'-0"

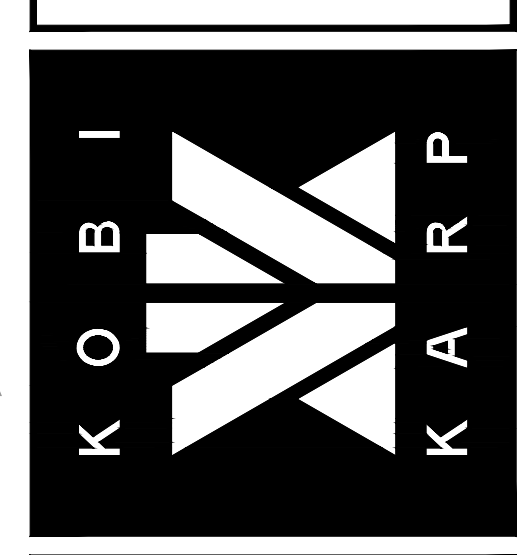
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**LANDSCAPE PLAN**  
**ROOFTOP LEVEL**

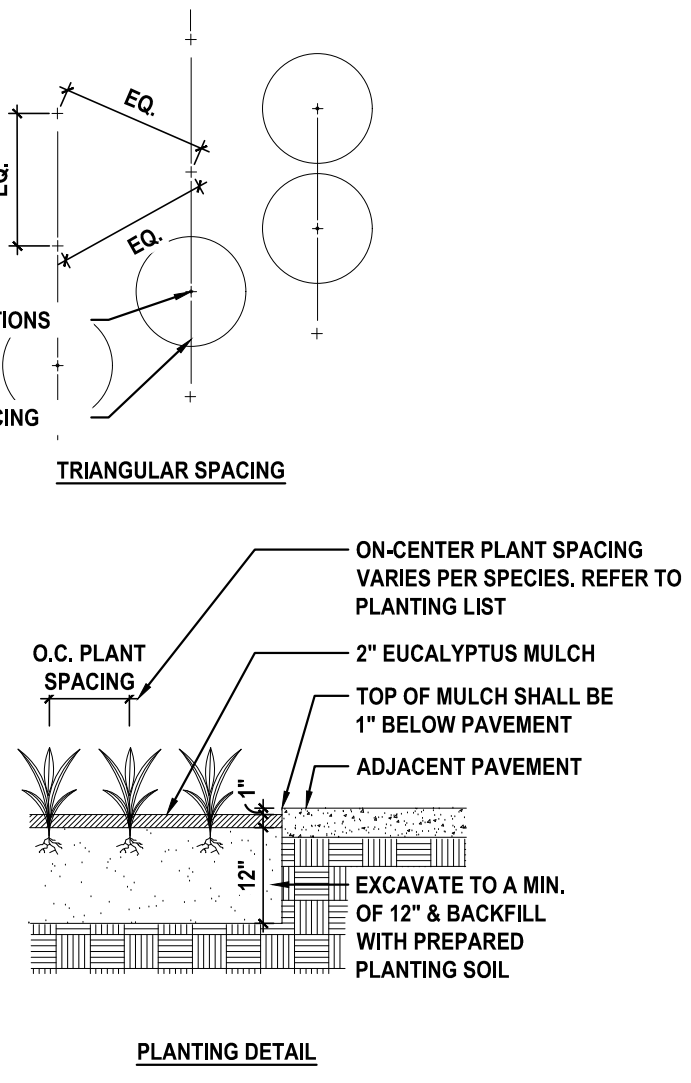
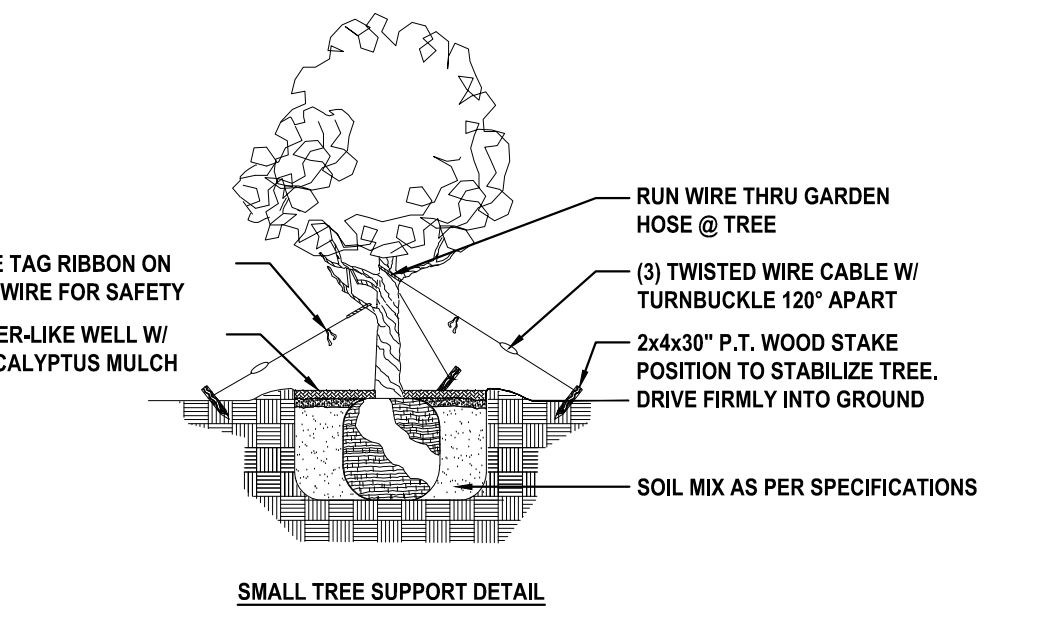
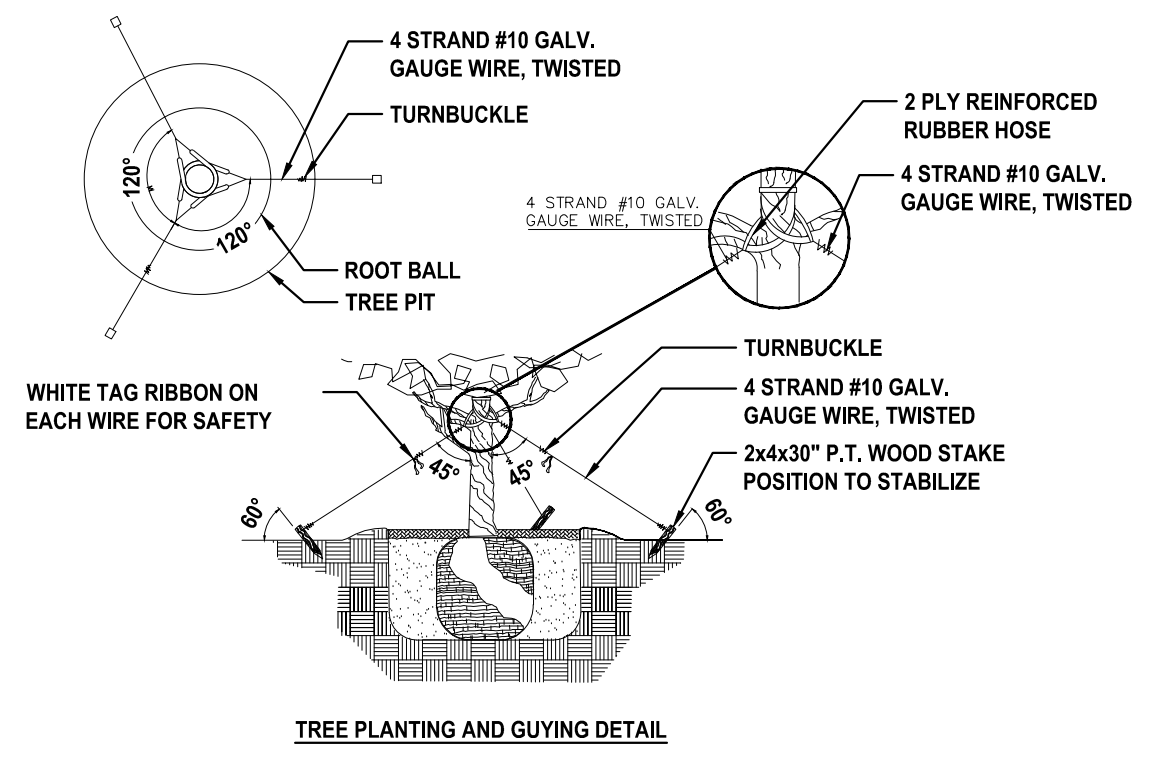
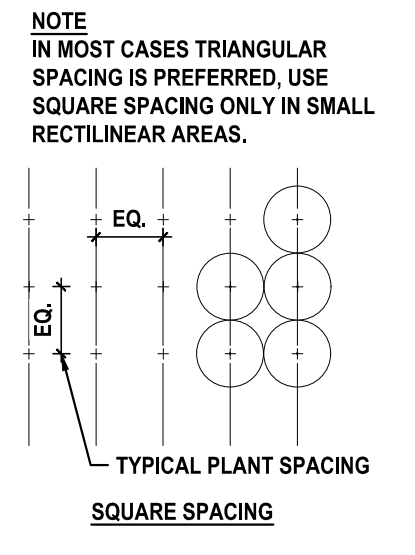
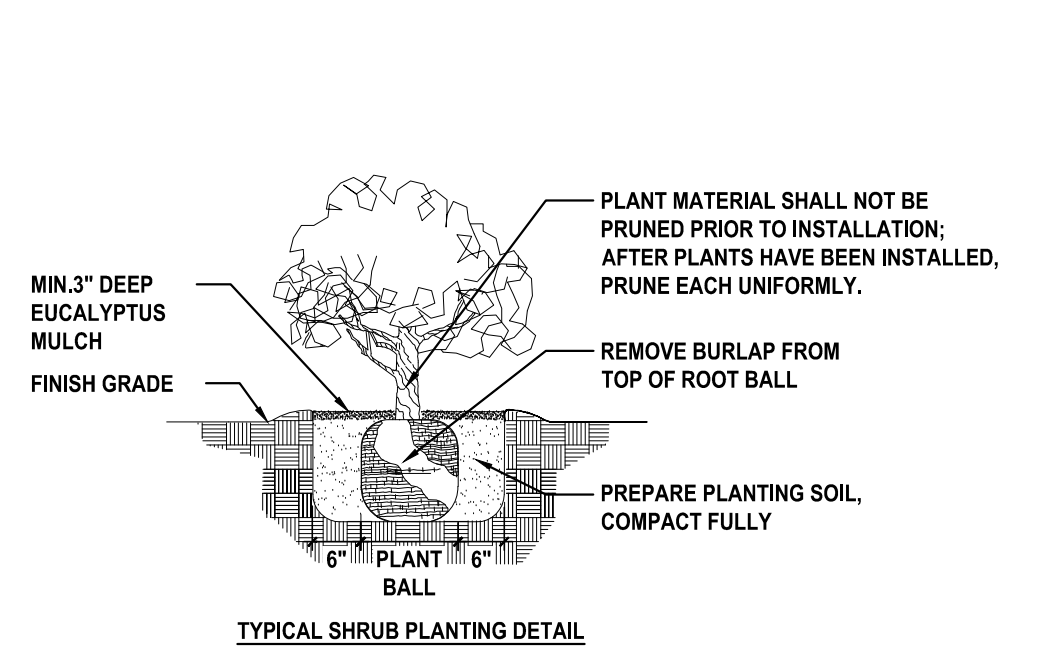
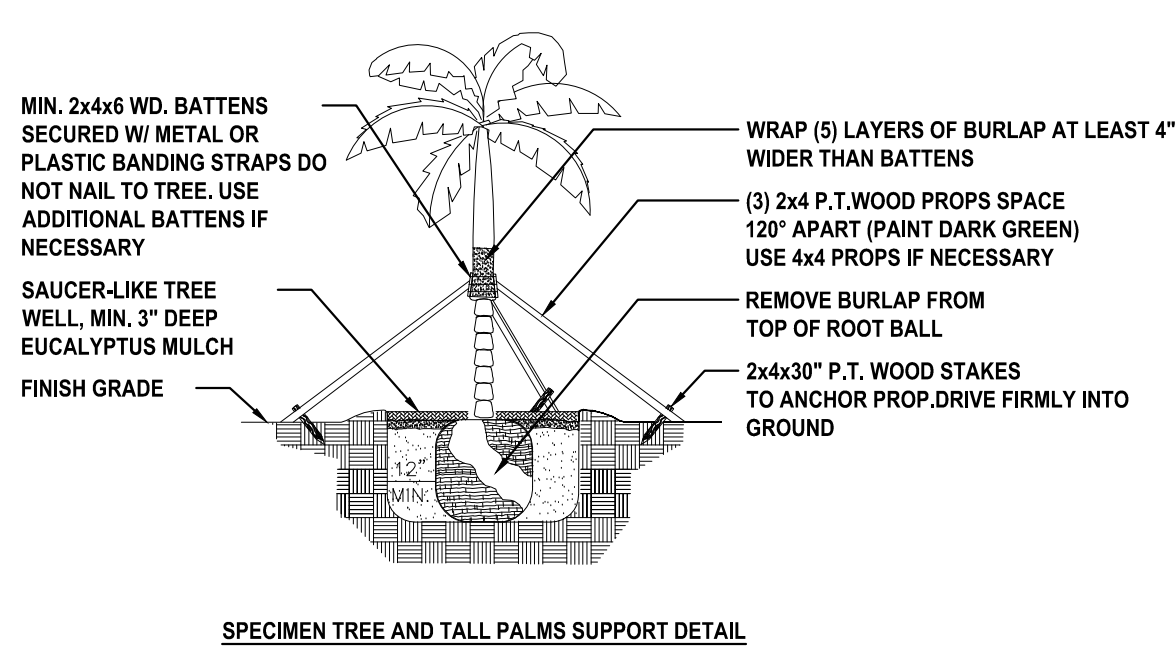
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L-300



PLANT LIST			
GROUND LEVEL			
TREES & PALMS			
Native	Qty	Botanical/Common Name	Specifications
Y	4	<i>Krugiodendron ferreum</i> Black Ironwood	12'-0" Ht x 8'-0" Sp.
Y	11	<i>Myrcianthes fragrans</i> Simpson Stopper	4 (Court yard) - 12'-0"Ht. x 8'-0" Sp. 7(Streetside) - 12'-0"Ht. x 8'-0" Sp.
Y	4	<i>Sabal palmetto</i> Leaning Sabal Palm	16'-0" Ht. x 8'-0" Sp.
Shrubs & Groundcover			
Y	424	<i>Arachis glabrata</i> Perennial Peanut (Streetside)	3 Gal. 15" On-Center (O.C.)
Y	40	<i>Nephrolepis exaltata</i> Boston Fern (West Court yard planter)	3 Gal. 24" On-Center (O.C.)
SECOND LEVEL			
Shrubs & Groundcover			
N	54	<i>Sansevieria trifasciata</i> Sansevieria Black and Gold	1 Gal. 24" On-Center (O.C.)
N	44	<i>Sansevieria masoniana</i> Whale's Fin Sansevieria	1 Gal. 24" On-Center (O.C.)
ROOFTOP LEVEL			
Trees & Palms			
Y	1	<i>Bursera simaruba</i> Gumbo Limbo	16'-0" Ht. x 12'-0" Sp.
Y	2	<i>Chrysophyllum oliviforme</i> Satinleaf	12'-0" Ht. x 10'-0" Sp.
Shrubs & Groundcover			
N	9	<i>Alcantarea Vinicolor</i> Alcantarea Vinicolor	17" Pot, O.C.-As per plan
Y	113	<i>Ernodea littoralis</i> Golden Creeper	3 Gal., 24" On-Center (O.C.)
Y	10	<i>Eugenia foetida</i> Spanish Stopper	8'-0" Ht. x 4'-0" Sp.
N	95	<i>Ficus microcarpa</i> Ficus Green Island	3 Gal., 18" On-Center (O.C.)
Y	7	<i>Sabal palmetto</i> Crooked Sabal Palms	12'-0" Ht. x 6'-0" Sp.
Y	5	<i>Thrinax radiata</i> Thatch Palms	6'-0" Ht. x 4'-0" Sp.

- GENERAL LANDSCAPE NOTES:**
- ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II 1973, 1975 RESPECTIVELY.
  - ALL PLANTING BEDS TO BE TOPPED WITH 2" MIN. "GRADE A" CYPRESS OR EUCALYPTUS MULCH, UNLESS OTHERWISE NOTED.
  - ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS.)
  - LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
  - ALL TREE HOLDS TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH PLANTING SOIL. ALL SHRUB BEDS TO BE INSTALLED WITH PLANTING SOIL. (SEE SPECS)
  - SOD SHALL BE "FLORATAM" ST. AUGUSTINE (UNLESS OTHERWISE NOTED) SOLID SOD LAID WITH ALTERNATIVE AND ABUTTING JOINTS, WITH 2" TOP SOIL MINIMUM IF REQUIRED. (SEE SPECS)
  - ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR TWELVE MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL PALMS ARE TO BE GUARANTEED FOR ONE YEAR.
  - ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
  - ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION WITH LONG LASTING FERTILIZER, ACCORDING TO MANUFACTURERS RECOMMENDATIONS. (SUBMIT SAMPLE FOR APPROVAL.) (SEE SPEC)
  - PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES. (NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION.)
  - LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
  - NO CHANGE SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
  - ALL MATERIAL IS SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
  - ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM. (REFER TO IRRIGATION PLAN.)
  - ALL PLANTING BEDS TO RECEIVE NEW PLANTING SOIL (1/3 EVERGLADES PEAT, 1/3 SAND, 1/3 CYPRESS SAWDUST & CHOPS) MINIMUM 6" DEEP. (REFER TO PLANTING DETAILS.)
  - CONTRACTOR WILL VISIT SITE TO FAMILIARIZED HIMSELF WITH THE SCOPE OF WORK PRIOR TO SUBMITTING A BID.
  - LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.
  - ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. (REFER TO DEMOLITION PLAN.)
  - ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, THIN OUT (UNDER LANDSCAPE ARCHITECT'S DIRECTION) 30% OF THE TREE CANOPY TO BE RELOCATED.
  - AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH PLANTING SOIL AND SOD DISTURBED AREA, AS REQUIRED.
  - ALL TREES ON SOD AREAS SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
  - ALL TREES SHALL HAVE A 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
  - ALL 1 GALLON MATERIAL TO HAVE A 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE A 20-24" SPREAD MINIMUM.

- TREE BRACING NOTES:**
- 2" AND LARGER CALIPER TREES BRACED BY GUYING -
- CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
  - CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
  - SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVING AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
  - PLACE THE HOSE AROUND THE TREE TRUNK JUST ABOVE THE LOWEST BRANCH.
  - THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
  - TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
  - PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
  - THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
  - FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
  - GUYS ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.

**TREE MITIGATION: REMOVED CANOPY**

TREE No	COMMON NAME	SCIENTIFIC NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	CANOPY
1	Montgomery Palm	<i>Veitchia montgomeryana</i>	8	35	12	113
2	Montgomery Palm	<i>Veitchia montgomeryana</i>	8	35	12	113
3	Podocarpus	<i>Podocarpus macrophyllus</i>	5	18	15	117
4	Traveller's Tree	<i>Ravenala madagascariensis</i>	9 to 12	22 to 35	30	30
5	Traveller's Tree	<i>Ravenala madagascariensis</i>	9 to 14	23 to 35	30	30
6	Traveller's Tree	<i>Ravenala madagascariensis</i>	9 to 14	24 to 35	30	30
<b>CANOPY TO BE REMOVED (S.F.)</b>						<b>433</b>

**MITIGATION LIST - PROPOSED CANOPY**

**PROPOSED TREES & PALMS**

Native	Qty	Botanical/Common Name	Specifications	Category	Canopy Credit
Y	1	<i>Bursera simaruba</i> Gumbo Limbo	16'-0" Ht. x 10'-0" Sp.	Category 1 Tree	300
Y	2	<i>Chrysophyllum oliviforme</i> Satinleaf	12'-0" Ht. x 8'-0" Sp.	Category 1 Tree	600
Y	4	<i>Myrcianthes fragrans</i> Simpson Stopper	12'-0" Ht. x 8'-0" Sp.	Category 1 Tree	1200
Y	4	<i>Krugiodendron ferreum</i> Black Ironwood	12'-0" Ht. x 8'-0" Sp.	Category 1 Tree	1200
<b>TOTAL S.F. PROPOSED</b>					<b>3300</b>

**CITY OF MIAMI BEACH**

**LANDSCAPE LEGEND**

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS  
Zoning District CD-3 Lot Area 22,500 sq.ft Acres 0.51 acres

REQUIRED/ALLOWED	PROVIDED
<p><b>OPEN SPACE</b></p> <p>A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>22,500</u> s.f. x <u>20</u> % = <u>4,500</u> s.f.</p> <p>B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces <u>N/A</u> x 10 s.f. parking space = <u>N/A</u></p> <p>C. Total square feet of landscaped open space required: A+B= <u>4,500 s.f.</u></p>	<p>4,500 s.f.</p> <p>4,004 s.f.</p> <p>4,004 s.f.</p>
<p><b>LAWN AREA CALCULATION</b></p> <p>A. Square feet of landscaped open space required <u>4,500 s.f.</u></p> <p>B. Maximum lawn area (sod) permitted= <u>20</u> % x 4,500 s.f. <u>900 s.f.</u></p>	<p>4,004 s.f.</p> <p>0 s.f.</p>
<p><b>TREES</b></p> <p>A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= <u>22</u> trees x <u>0.51</u> net lot acres - number of existing trees= <u>11</u></p> <p>B. % Natives required: Number of trees provided x 30% = <u>3</u></p> <p>C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50% = <u>6</u></p> <p>D. Street Trees (maximum average spacing of 20' o.c.) <u>140</u> linear feet along street divided by 20' = <u>7</u></p> <p>E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u>N/A</u> linear feet along street divided by 20' = <u>N/A</u></p>	<p>11</p> <p>11</p> <p>11</p> <p>7</p> <p>N/A</p>
<p><b>SHRUBS</b></p> <p>A. Number of shrubs required: Sum of lot and street trees required x 12= <u>216</u></p> <p>B. % Native shrubs required: Number of shrubs provided x 50%= <u>140</u></p>	<p>279</p> <p>175</p>
<p><b>LARGE SHRUBS OR SMALL TREES</b></p> <p>A. Number of large shrubs or small trees required: Number of required shrubs x 10%= <u>22</u></p> <p>B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%= <u>11</u></p>	<p>22</p> <p>22</p>

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**PLANTING LIST & DETAILS**

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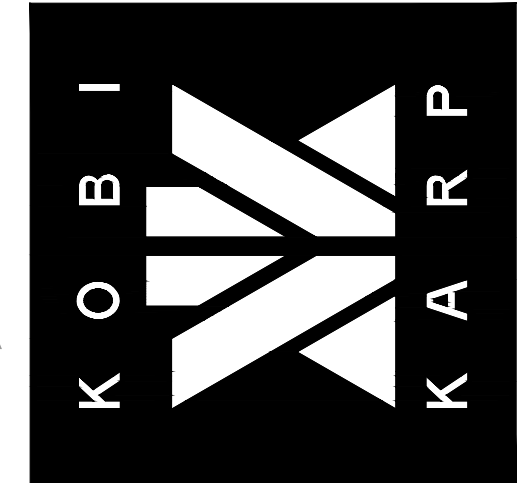
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SECTIONS

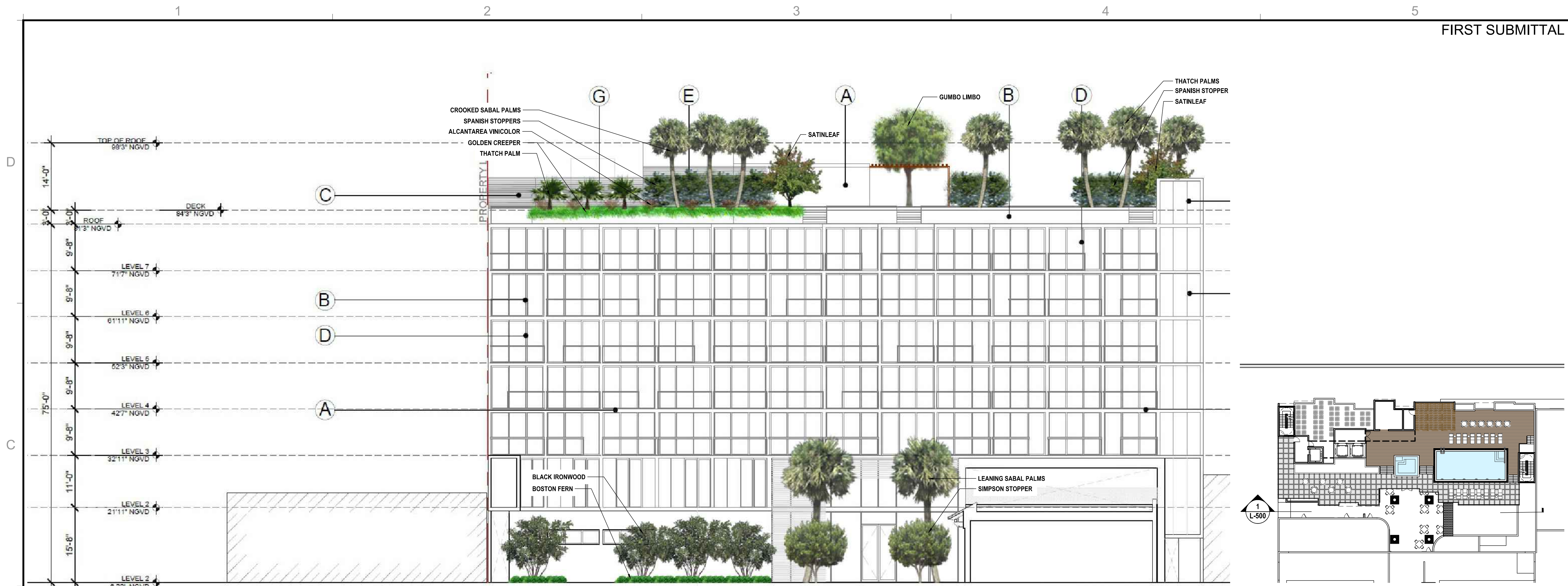
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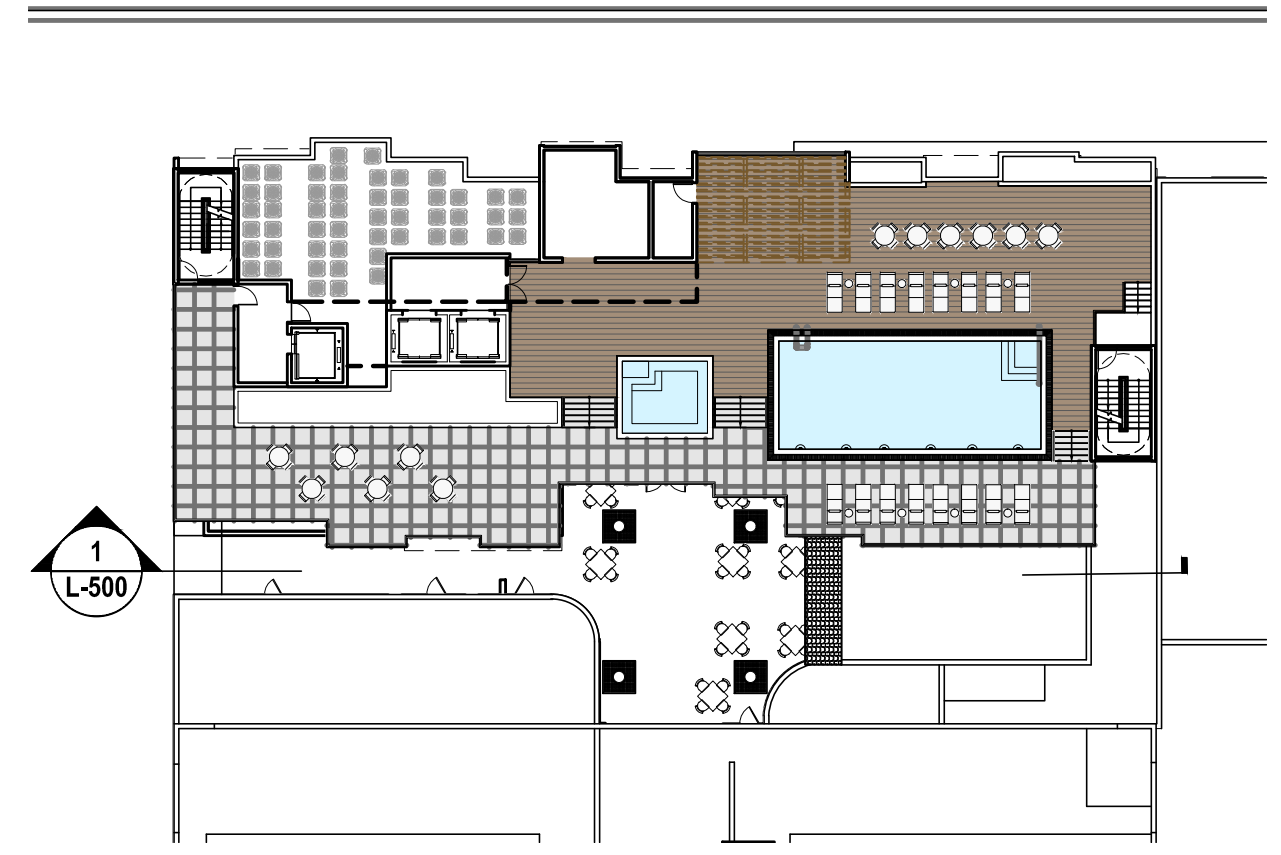


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L-500



1 SECTION THROUGH COURTYARD:  
Scale: 3/32"=1'-0"



2 KEY PLAN

D  
C  
B  
A

D  
C  
B  
A

1 2 3 4 5

1 2 3 4 5

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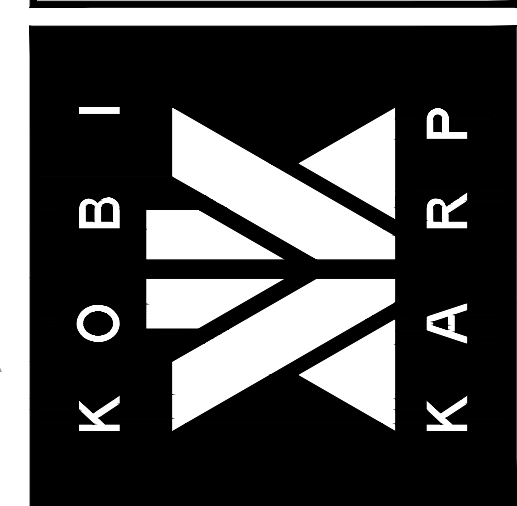
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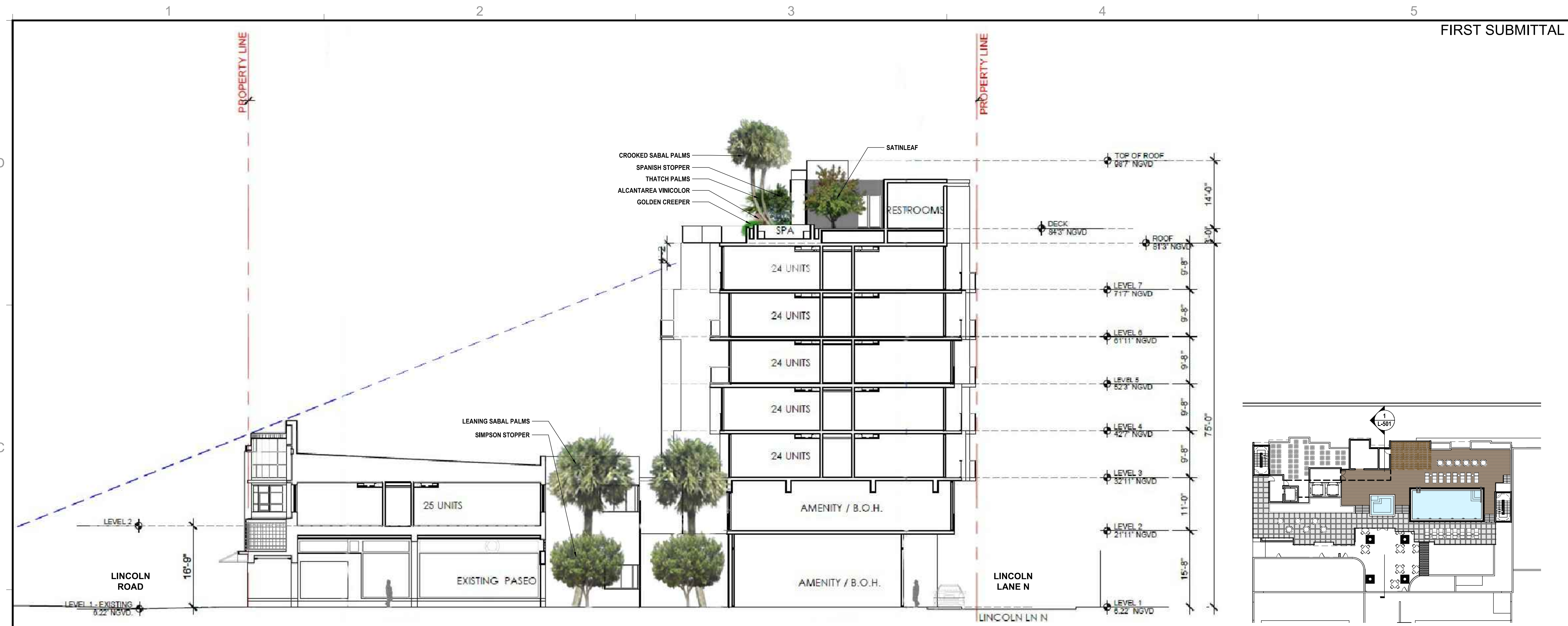
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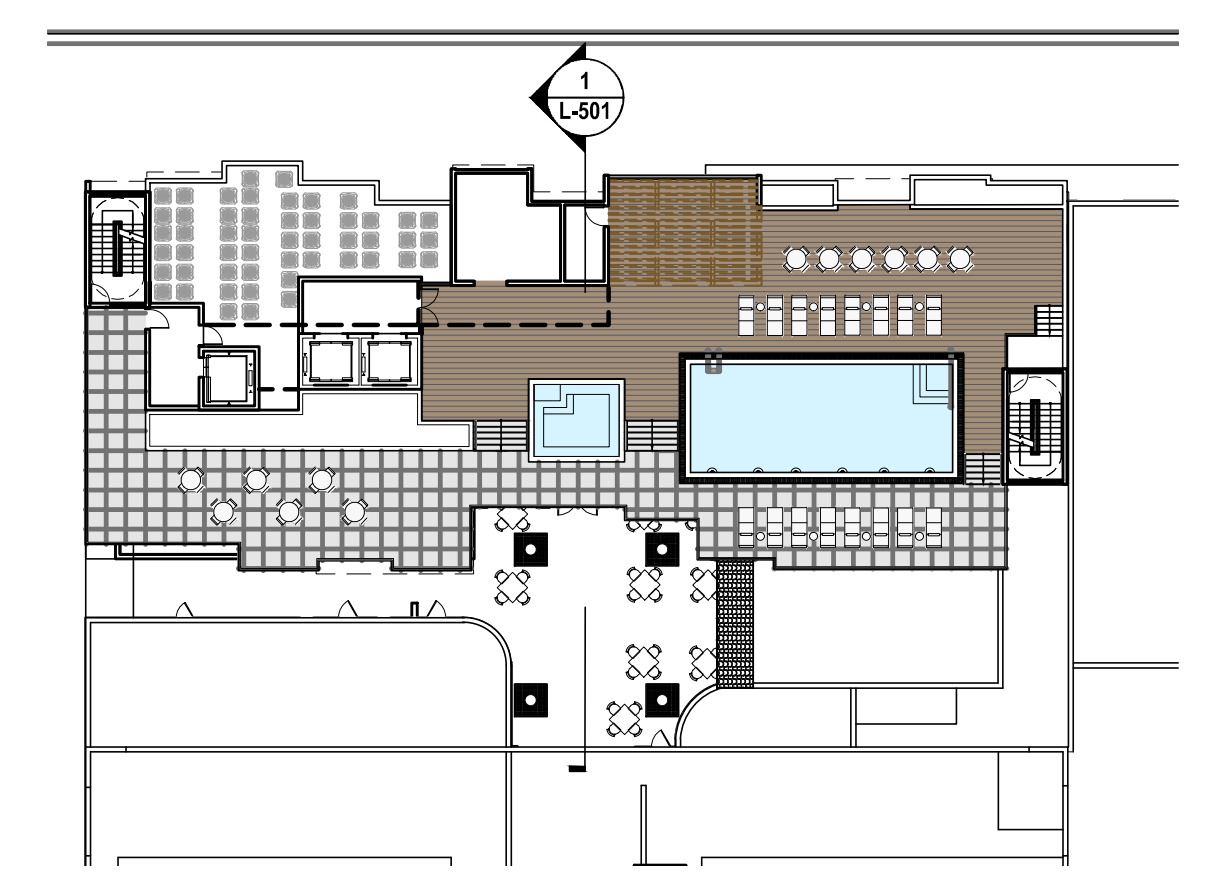


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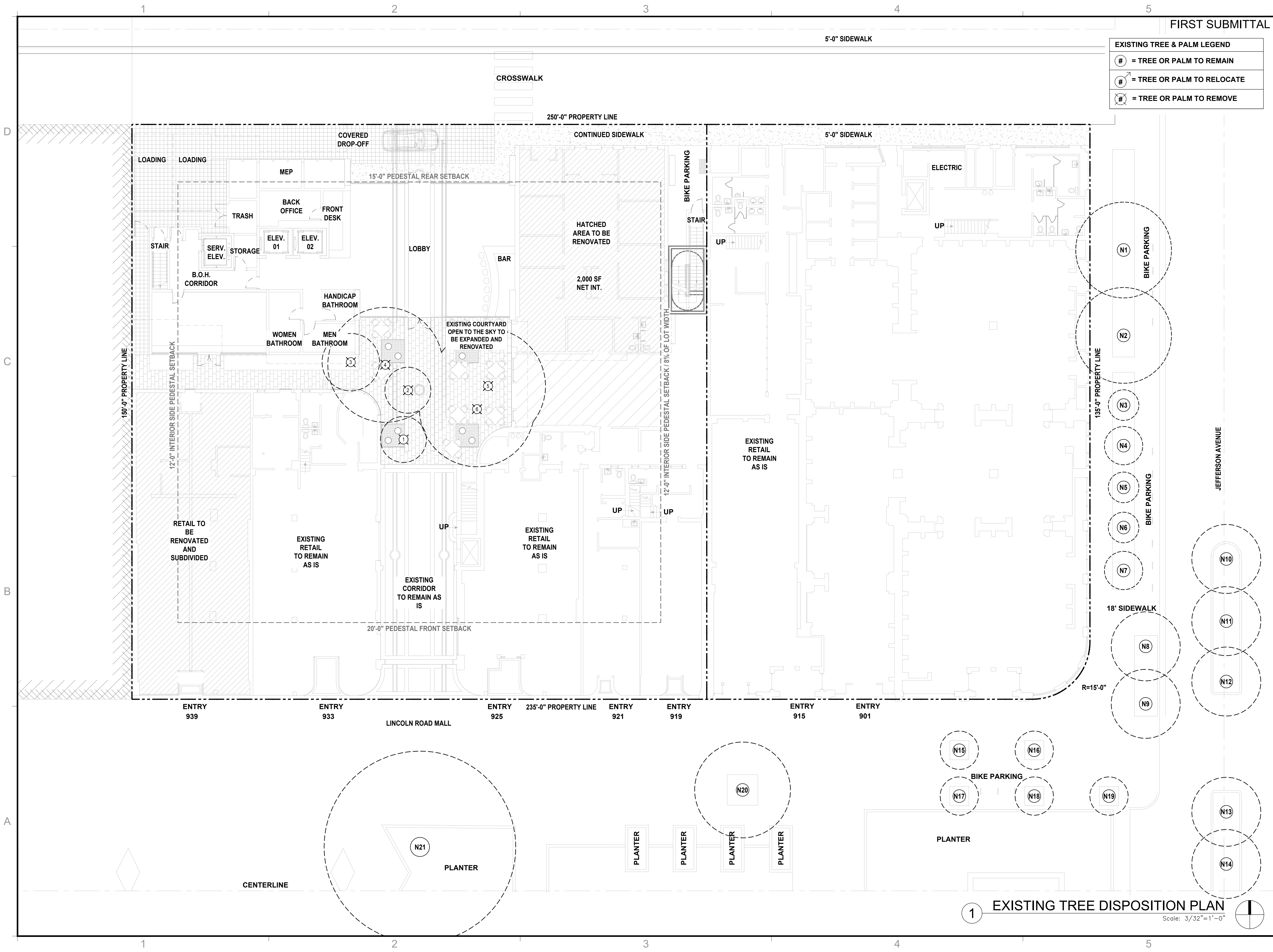
1 SECTION THROUGH COURTYARD:  
Scale: 3/32" = 1'-0"



2 KEY PLAN

**EXISTING TREE & PALM LEGEND**

- # = TREE OR PALM TO REMAIN
- # = TREE OR PALM TO RELOCATE
- # = TREE OR PALM TO REMOVE



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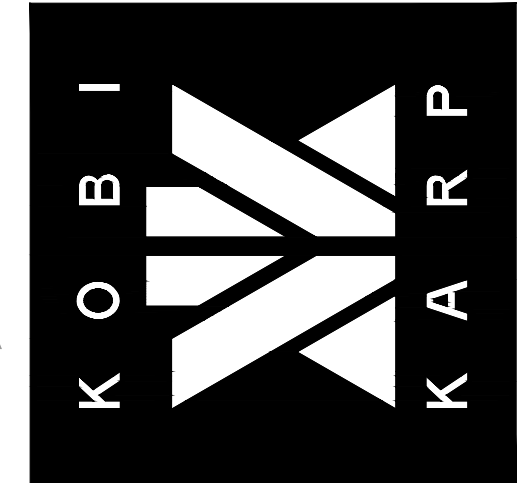
927-929 LINCOLN RD  
12000 NORTH BAYSHORE DRIVE  
MIAMI BEACH, FL 33139

**EXISTING TREE  
DISPOSITION PLAN**

DAVID J. ODISHOO  
Lic. # 6666969

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

AIA ASID NCARB  
2915 Biscayne Boulevard  
Suite 200  
Miami, Florida 33137  
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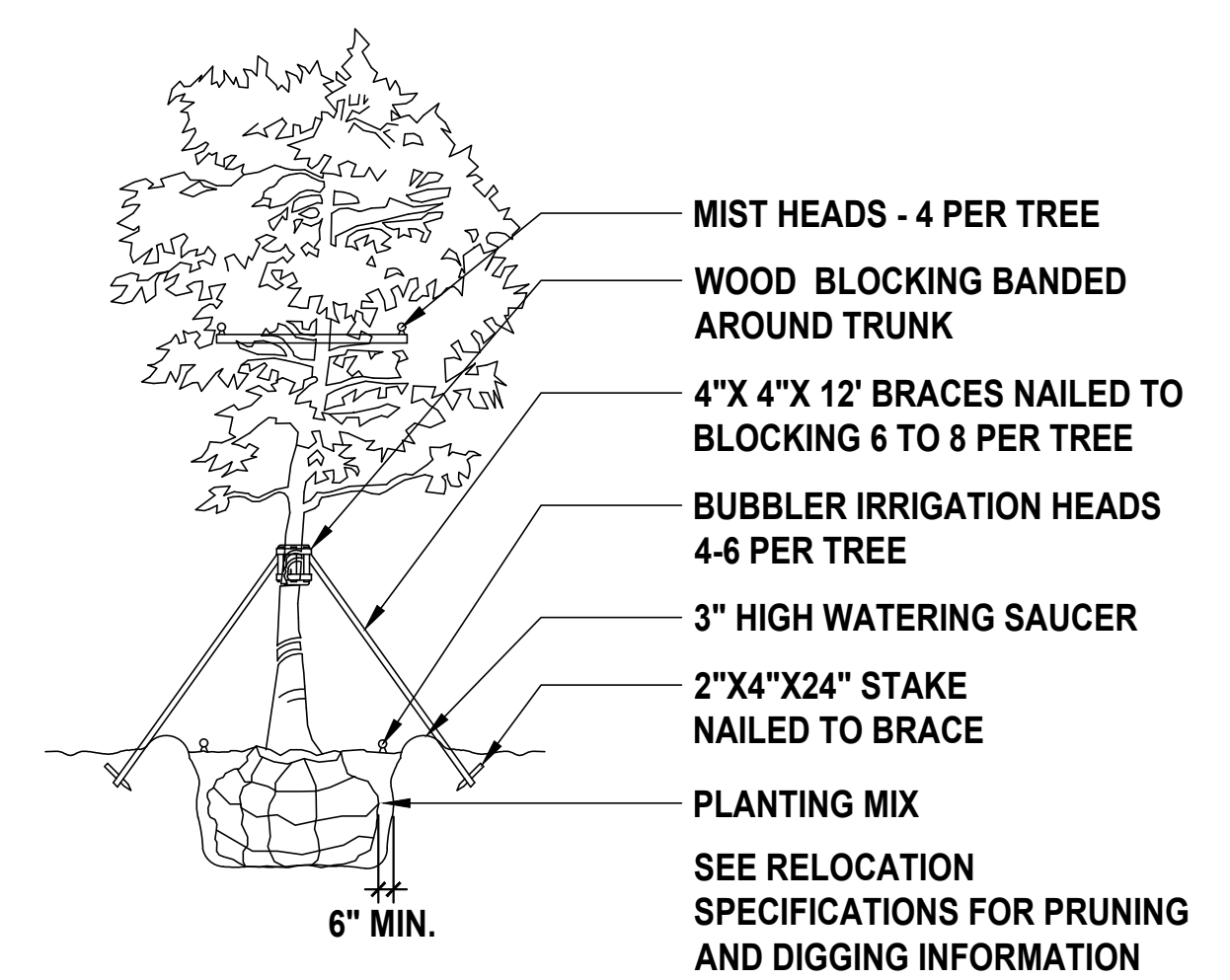
L-600

1 EXISTING TREE DISPOSITION PLAN  
Scale: 3/32" = 1'-0"

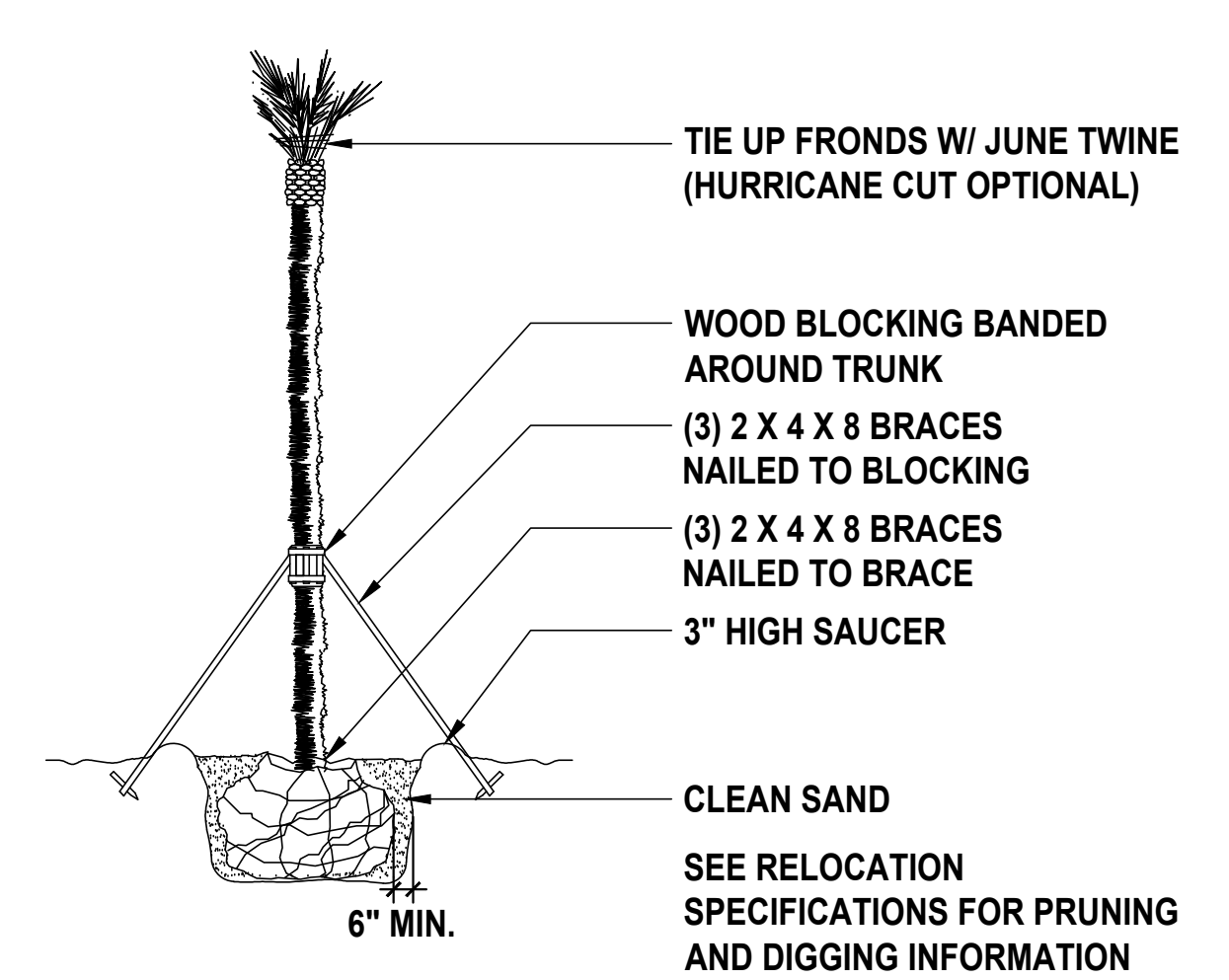


**EXISTING TREE DISPOSITION SCHEDULE**

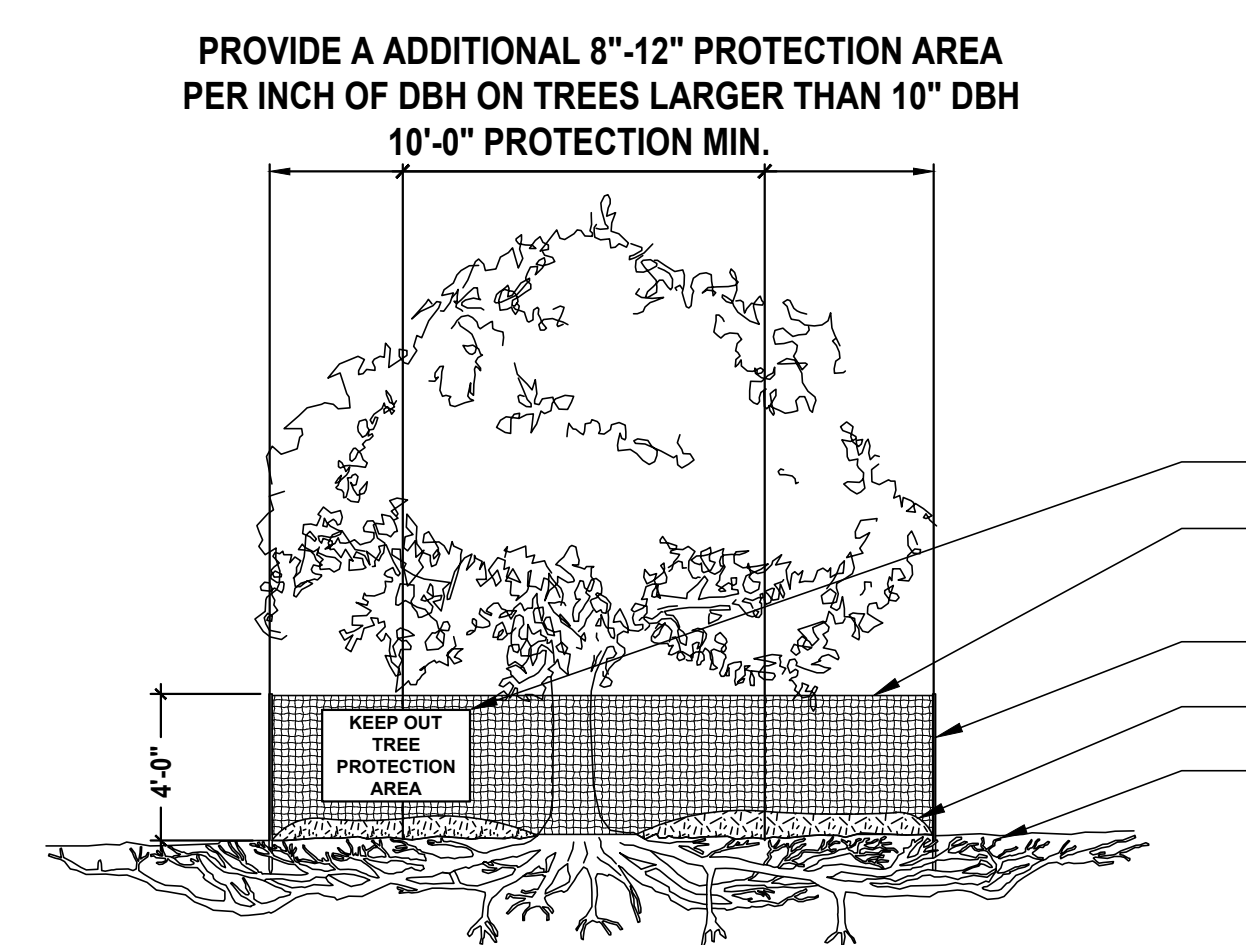
SURVEY NO.	COMMON NAME	BOTANICAL NAME	DBH (IN.)	HT (FT.)	SP. (FT.)	TRUNK	DISPOSITION
1	Montgomery Palm	<i>Veitchia montgomeryana</i>	8	35	12		Remove
2	Montgomery Palm	<i>Veitchia montgomeryana</i>	8	35	12		Remove
3	Podocarpus	<i>Podocarpus macrophyllus</i>	5	18	15		Remove
4	Travellers Palm	<i>Ravenala madagascariensis</i>	9 to 12	22 to 35	30	5 Trunk Multi	Remove
5	Travellers Palm	<i>Ravenala madagascariensis</i>	9 to 14	22 to 35	30	5 Trunk Multi	Remove
6	Travellers Palm	<i>Ravenala madagascariensis</i>	9 to 14	22 to 35	30	5 Trunk Multi	Remove
<b>TREES IN RIGHT OF WAY / STREET MEDIAN</b>							
N1	Pongame Tree	<i>Millettia pinnata</i>	15	25	12		Remain
N2	Pongame Tree	<i>Millettia pinnata</i>	12	22	12		Remain
N3	Solitaire Palms	<i>Ptychosperma elegans</i>	3	20	6		Remain
N4	Solitaire Palms	<i>Ptychosperma elegans</i>	3	22	6	Triple	Remain
N5	Solitaire Palms	<i>Ptychosperma elegans</i>	3	20	6		Remain
N6	Solitaire Palms	<i>Ptychosperma elegans</i>	3	22	6		Remain
N7	Solitaire Palms	<i>Ptychosperma elegans</i>	3	20	6	Triple	Remain
N8	Coconut Palm	<i>Cocos nucifera</i>	6	25	8		Remain
N9	Coconut Palm	<i>Cocos nucifera</i>	6	25	8		Remain
N10	Coconut Palm	<i>Cocos nucifera</i>	9	30	10		Remain
N11	Coconut Palm	<i>Cocos nucifera</i>	9	30	10		Remain
N12	Coconut Palm	<i>Cocos nucifera</i>	9	30	10		Remain
N13	Coconut Palm	<i>Cocos nucifera</i>	10	32	12		Remain
N14	Coconut Palm	<i>Cocos nucifera</i>	10	35	12		Remain
N15	Sabal Palm	<i>Sabal palmetto</i>	12	25	6		Remain
N16	Sabal Palm	<i>Sabal palmetto</i>	12	25	6		Remain
N17	Sabal Palm	<i>Sabal palmetto</i>	14	25	8		Remain
N18	Sabal Palm	<i>Sabal palmetto</i>	12	25	6		Remain
N19	Sabal Palm	<i>Sabal palmetto</i>	12	25	6		Remain
N20	Crape Myrtle	<i>Lagerstromia indica</i>	18	30	15		Remain
N21	Royal Poinciana Tree	<i>Delonix regia</i>	30	40	30		Remain



1 TREE RELOCATION DETAIL



2 PALM RELOCATION DETAIL



3 TREE PROTECTION DETAIL

- NOTES:**
- 1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
  - 2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
  - 3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
  - 4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
  - 5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.
  - 8.5" X 11" SIGN LAMINATED IN PLASTIC SPACED EVERY 50' ALONG THE FENCE
  - TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR- ORANGE. STEEL POSTS INSTALLED AT 8' O.C.
  - 2" X 6'-0" STEEL POSTS OR APPROVED EQUAL
  - 5" THICK MUGH LAYER
  - MAINTAIN EXISTING GRADE WITH THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON PLANS

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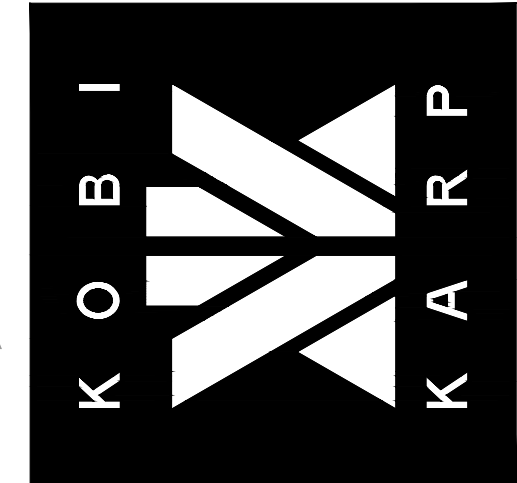
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12000 NORTH BAYSHORE DRIVE  
MIAMI BEACH, FL 33139

EXISTING TREE  
DISPOSITION SCHEDULE

DAVID J. ODISHOO  
Lic. # 6666969

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PLANNING

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DRAWN BY: R.R. / L.J.  
CHECKED BY: D.O.  
DATE: 9/16/2019

L-601

# IRRIGATION LEGEND

- (2 PER TREE)
- DRIP TUBING W/ 0.9 GPH EMITTERS INSTALLED AT 12" O.C.
- RAINBIRD XERI- BUBBLER
- DRIP FLUSH NOZZLE
- DRIP AIR RELIEF VALVE
- IRRIGATION SUB METER
- 1" PRESSURE VACCUM BREAKER (PVB) BACKFLOW PREVENTOR
- 1" MASTER CONTROL VALVE
- LASCO SLO-CLOSE FULL BLOCK TRU-UNION BALL VALVE
- RAINBIRD 44LRC 1" QUICK COUPLER VALVE
- RAINBIRD PEB SERIES ELECTRIC VALVES OR APPROVED EQUAL., IN VALVE BOX
- RAINBIRD ESP-LX MODULAR TIMER

- RSD-BEX SERIES RAIN SENSOR WITH METAL BRACKET
- PVC PIPE SCH. 40 AS LATERAL LINES 12" BELOW GRADE
- HDPE PIPING OR COPPER PIPING ROUTED BETWEEN PLANTERS, AND THROUGH BUILDING
- CONNECTION BETWEEN IRRIGATION PIPING AND STUB-OUT TO BE PROVIDED BY PLUMBER
- PVC PIPE SCH. 40 SOLVENT WELD AS MAINLINES 18" BELOW GRADE
- PVC PIPE SCH. 40 AS SLEEVING

### VALVE CALLOUT LEGEND

A	— ZONE STATION NUMBER
1"	— VALVE SIZE IN INCHES
18	— FLOW RATE IN G.P.M.

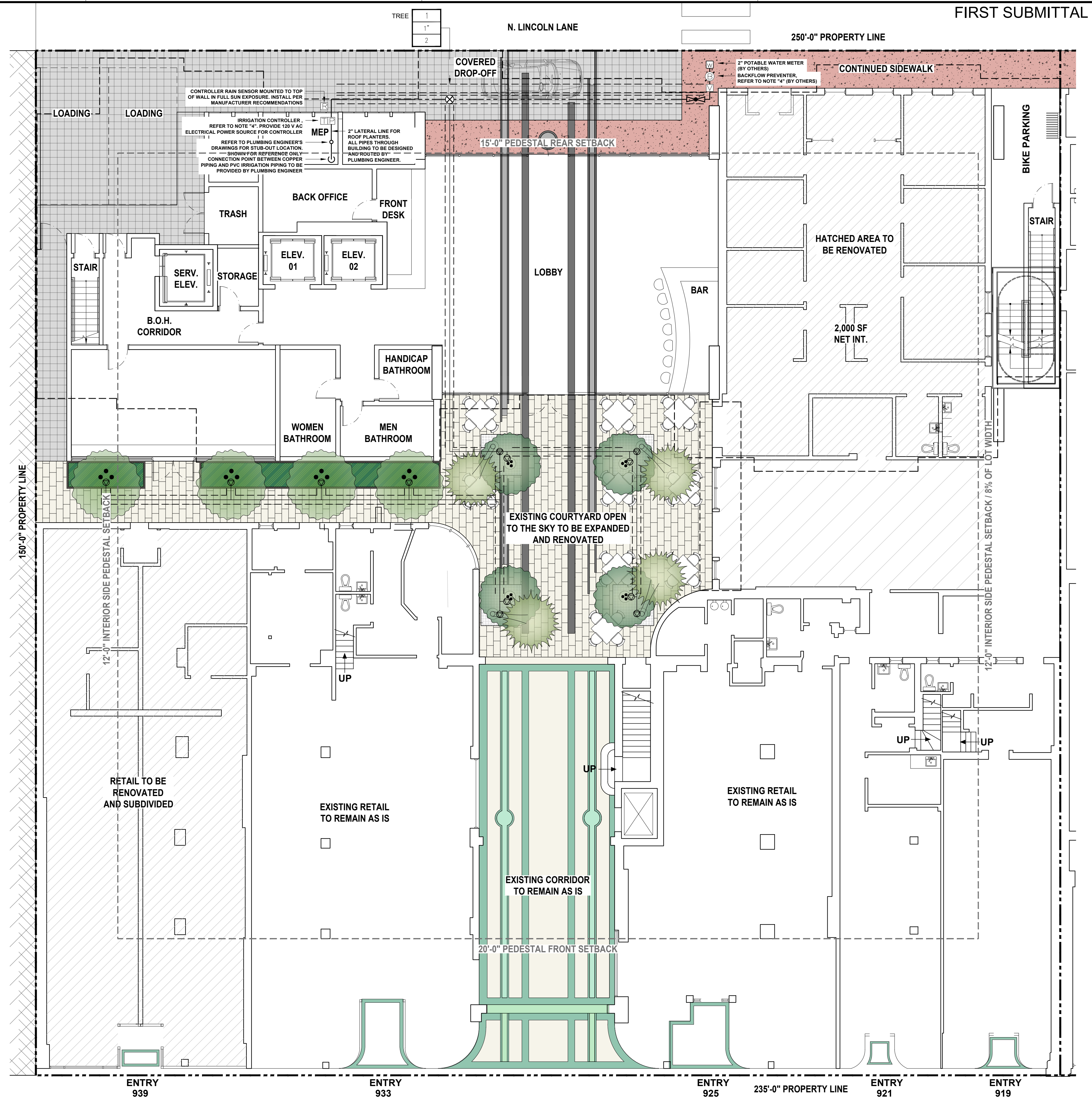
PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL LOCATE ALL UTILITIES USING "SUNSHINE 811". UTILITIES SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.



- IRRIGATION NOTE:**
1. MAIN LINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPE AREAS TO RECEIVE 100% COVERAGE BY IRRIGATION SYSTEM.
  2. THE PROPOSED LANDSCAPE AND IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.
  3. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
  4. FINAL LOCATION OF THE BACKFLOW PREVENTOR AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
  5. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. SEE THIS SHEET FOR IRRIGATION LAYOUT.
  6. LATERAL LINE AND MAINLINE PIPING WITHIN BUILDING SHALL BE TYPE B COPPER AND IS SHOWN FOR CLARITY ONLY. ACTUAL DESIGN AND ROUTING SHALL BE COMPLETED BY PLUMBING ENGINEER AND INSTALLED BY PLUMBING CONTRACTOR. ALL PIPING THROUGH THE BUILDING TO EXTERIOR AND THROUGH BUILDING TO UPPER FLOOR SHALL BE PROVIDED BY PLUMBER.

**NOTE:**

A ROUGH INSPECTION IS REQUIRED BY MIAMI DADE PRIOR TO TRENCH BACKFILLING. A FINAL INSPECTION IS REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK. SOUTH FLORIDA WATER MANAGEMENT WATER RESTRICTIONS, 'PHASE II RESTRICTIONS' ARE IN EFFECT. NEW LANDSCAPE SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER THAT INITIAL PERIOD.



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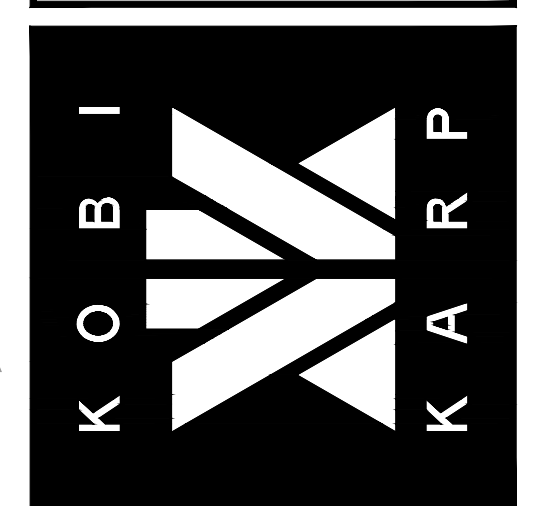
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12000 NORTH BAYSHORE DRIVE  
MIAMI BEACH, FL 33139

IRRIGATION PLAN  
GROUND LEVEL

DAVID J. ODISHOO  
Lic. # 6666969

ARCHITECTURE  
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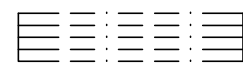














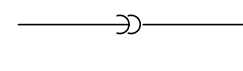



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CHECKED BY: D.O.  
DATE: 9/16/2019

L-700

1 IRRIGATION PLAN: COURTYARD  
Scale: 1/8"=1'-0"

**IRRIGATION LEGEND**

- (2 PER TREE)
- DRIP TUBING W/ 0.9 GPH EMITTERS INSTALLED AT 12" O.C. 
- RAINBIRD XERI-BUBBLER 
- DRIP FLUSH NOZZLE 
- DRIP AIR RELIEF VALVE 
- IRRIGATION SUB METER 
- 1" PRESSURE VACCUM BREAKER (PVB) BACKFLOW PREVENTOR 
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**VALVE CALLOUT LEGEND**

A	— ZONE STATION NUMBER
1"	— VALVE SIZE IN INCHES
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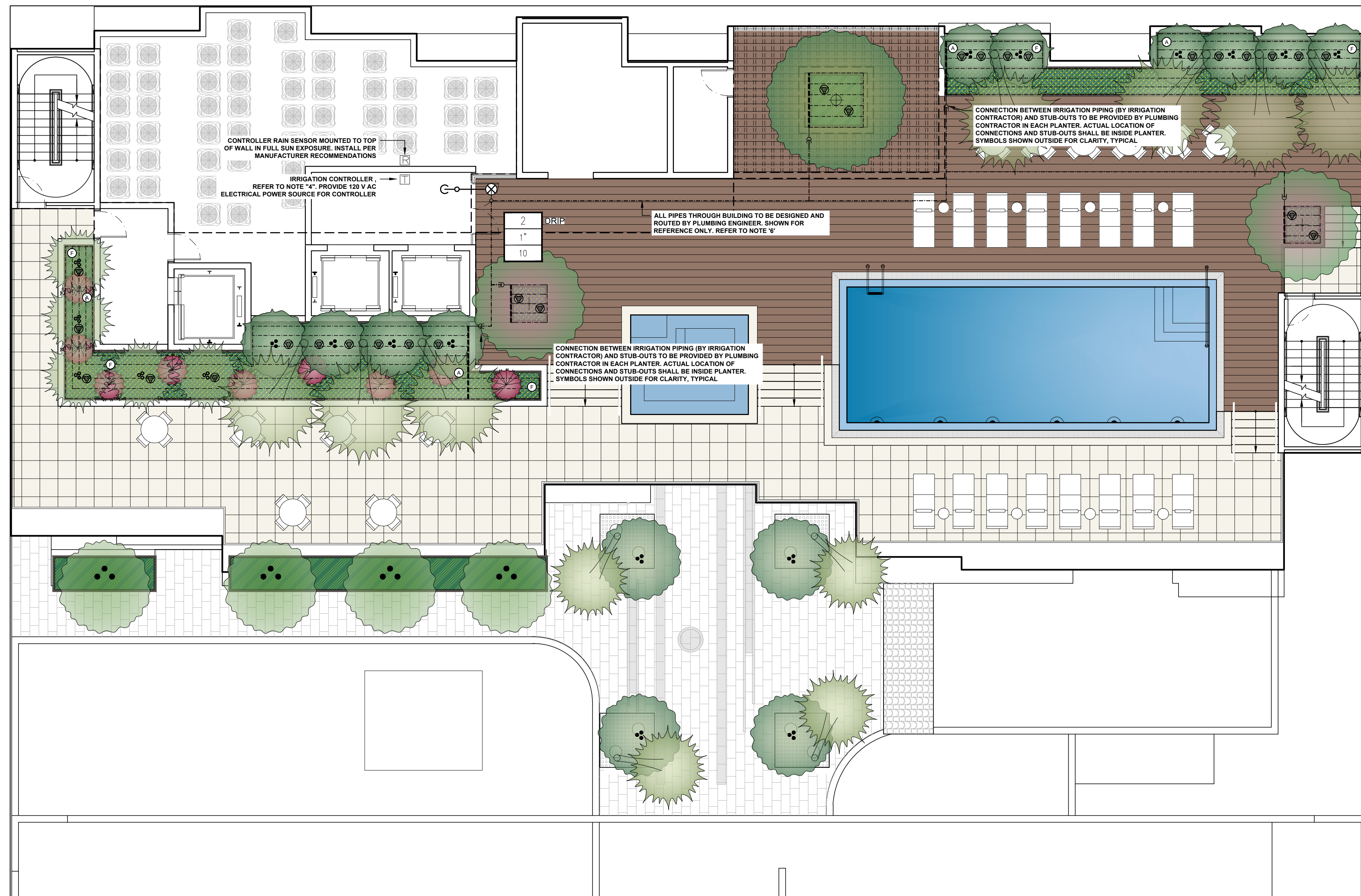


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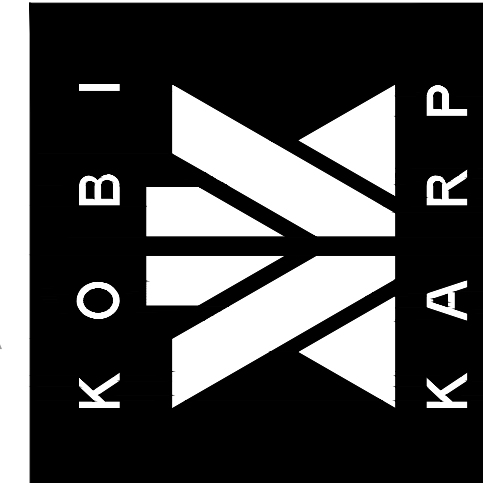
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IRRIGATION PLAN  
ROOFTOP LEVEL

DAVID J. ODISHOO  
Lic. # 6666969

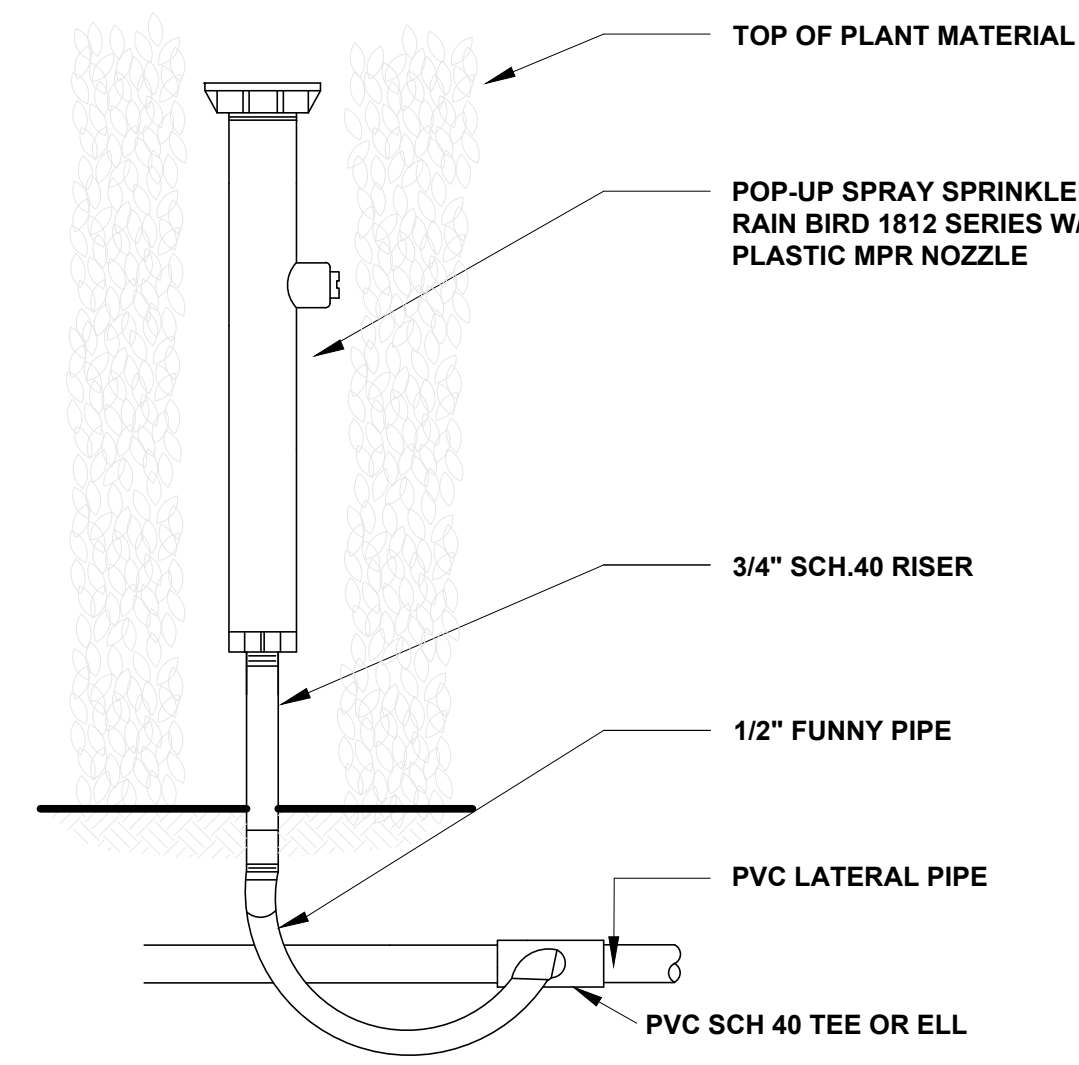
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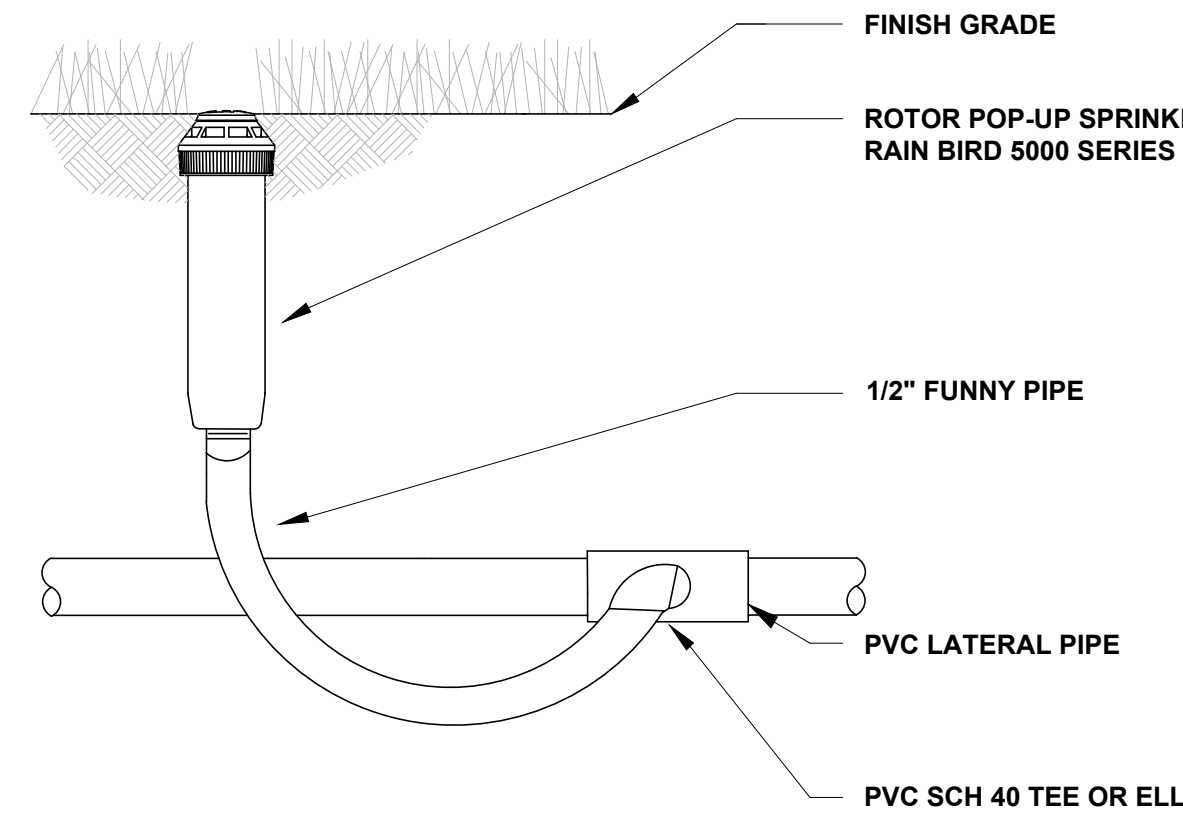


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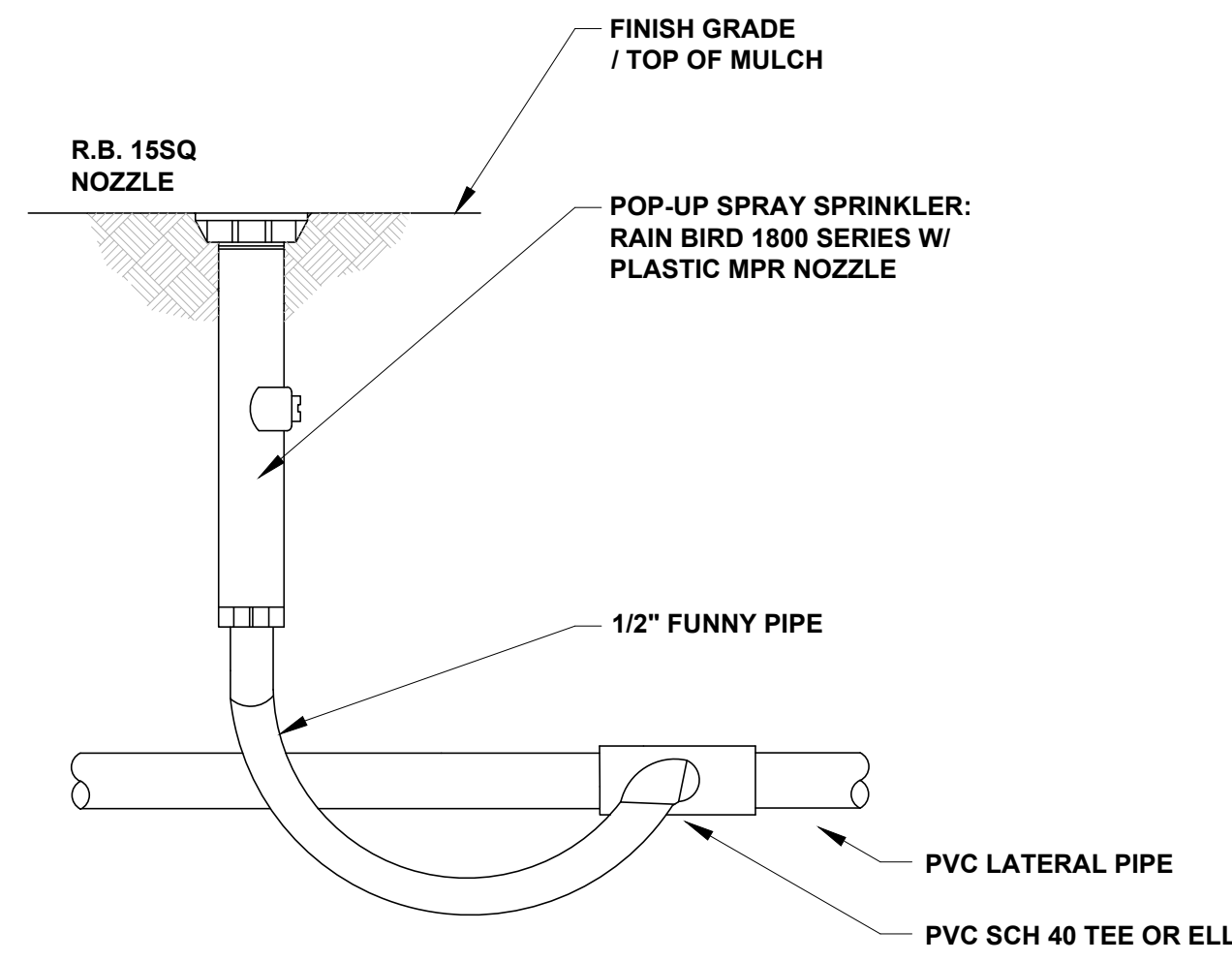
L-701



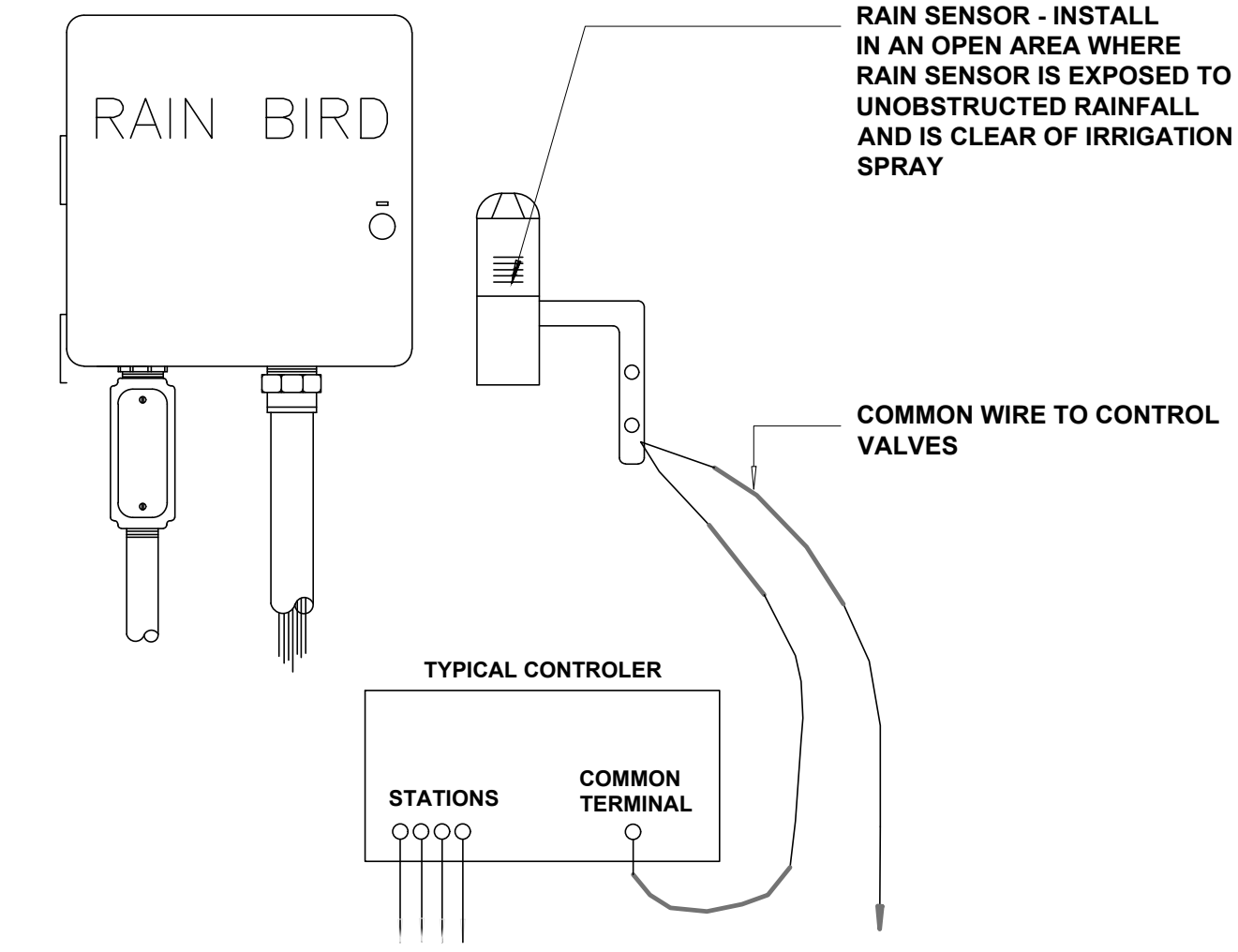
**1 12" SPRAY HEAD ON RISER**  
N.T.S.



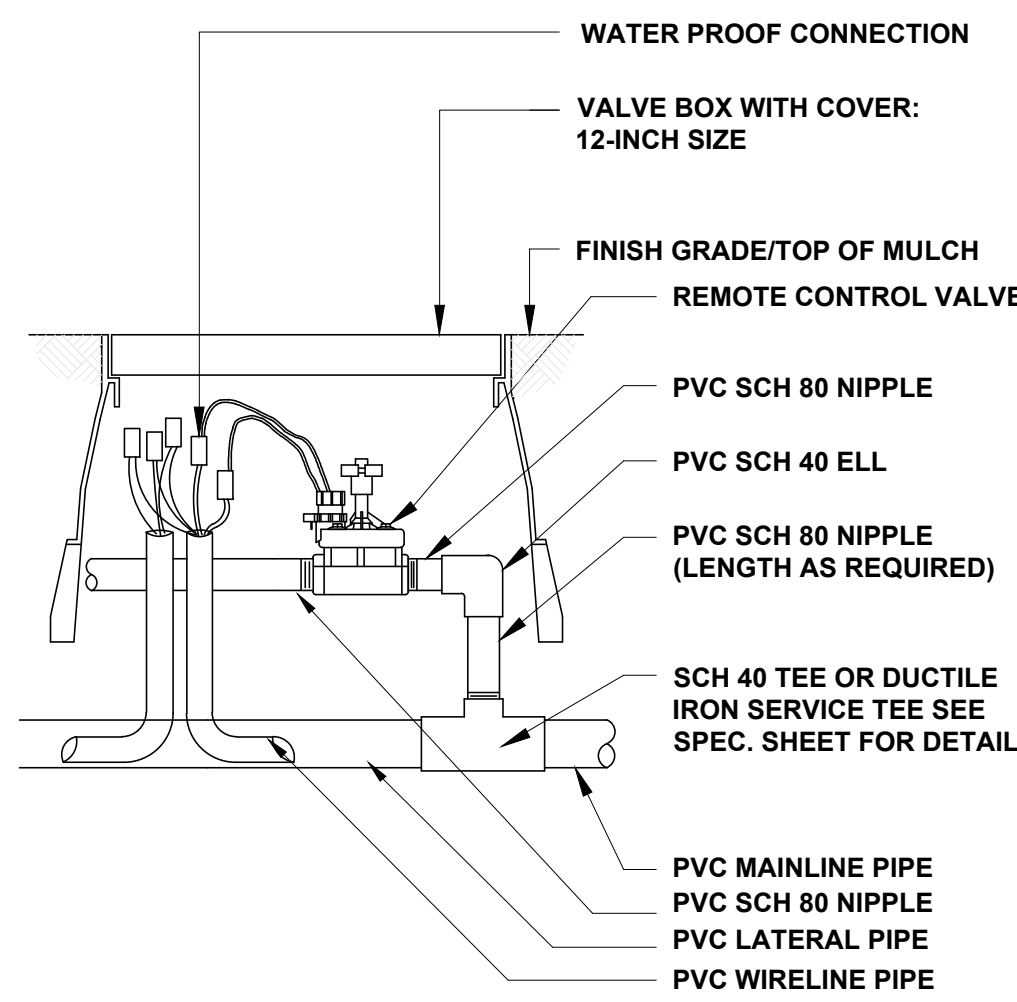
**2 TURF ROTOR**  
N.T.S.



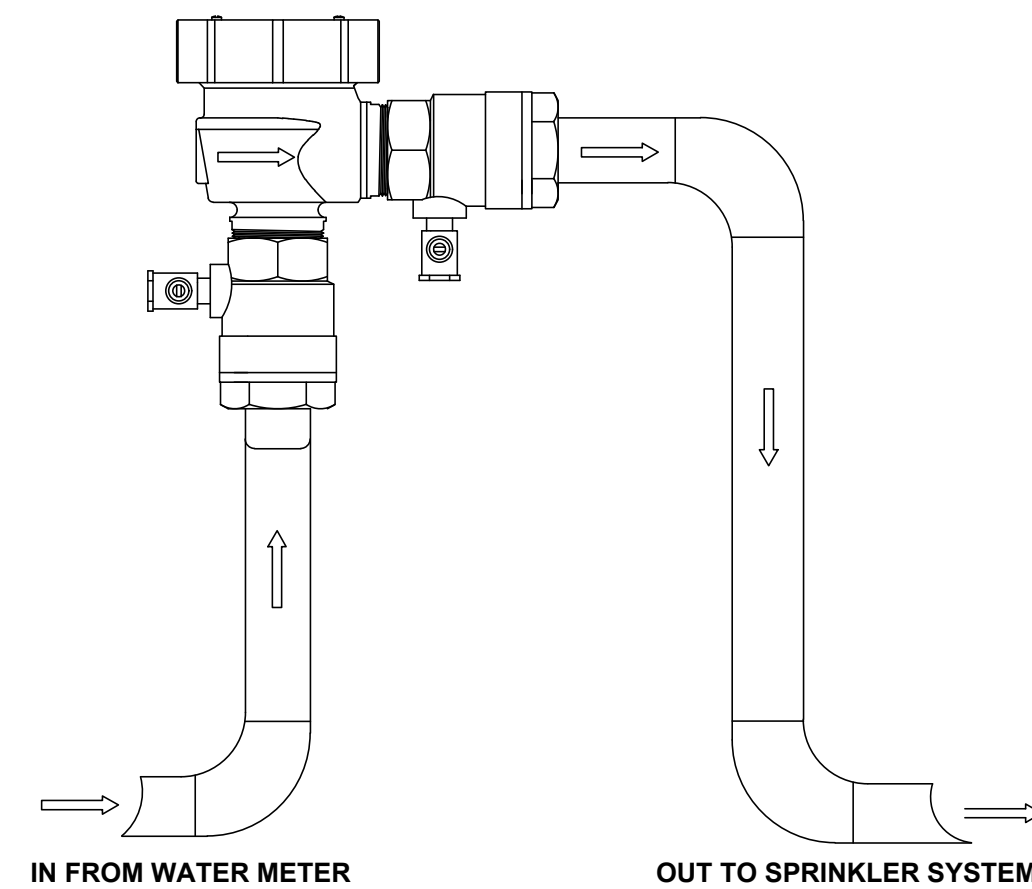
**3 POP-UP SPRAY SPRINKLER**  
N.T.S.



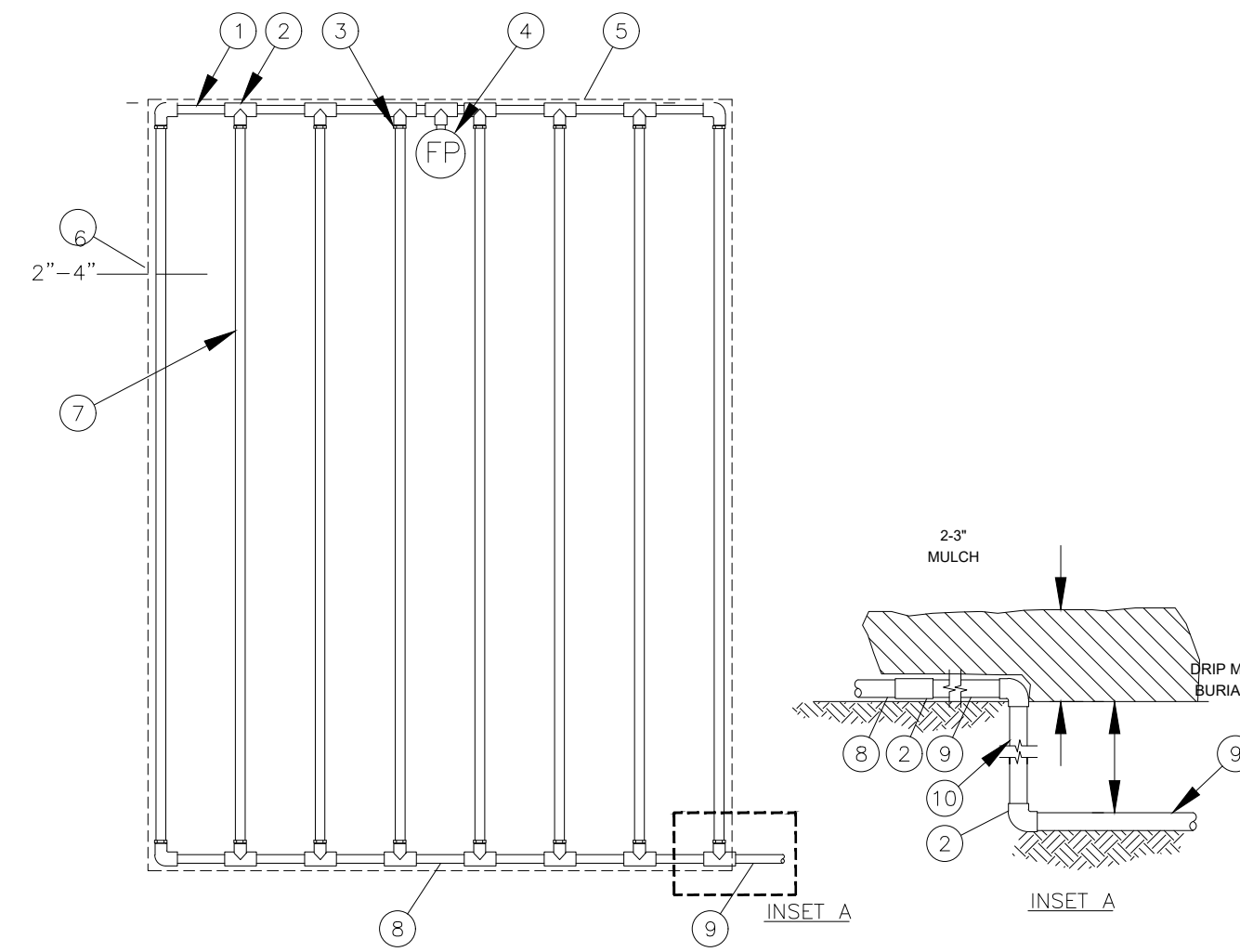
**4 TIMER AND RAIN SENSOR**  
N.T.S.



**5 REMOTE CONTROL VALVE**  
N.T.S.



**6 PRESSURE VACUUM BREAKER**  
N.T.S.



**NOTES:**  
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.  
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.  
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

- 1 PVC EXHAUST HEADER
- 2 PVC SCH 40 TEE OR EL (TYPICAL)
- 3 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- 4 FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFC FLUSH POINT"
- 5 PERIMETER OF AREA
- 6 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- 7 ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFCV DRIPLINE
- 8 PVC SUPPLY HEADER
- 9 PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 10 PVC SCH 40 RISER PIPE

Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529

**FLORIDA BUILDING CODE- APPENDIX F PART V- A-6**

WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F

**FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER**

VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"

NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	6" TO 12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

**IRRIGATION NOTES**

1. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
2. ALL MAINLINE, LATERAL LINE AND CONTROL WIRE CONDUIT UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED.
3. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES.
4. FINAL LOCATION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
5. 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE ELECTRICAL CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
6. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
7. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM SPRAY WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
8. THIS DESIGN IS DIAGRAMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS WHERE POSSIBLE.
9. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
10. DO NOT WILLINGLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
11. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
12. THE IRRIGATION CONTRACTOR SHALL INSTALL CHECK VALVES ON ALL HEADS IN AREAS WHERE FINISH GRADE EXCEEDS 4:1, WHERE POST VALVE SHUT-OFF DRAINING, OF THE IRRIGATION HEAD OCCURS OR AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
13. THE CONTRACTOR SHALL PROVIDE 1800 PCS (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY ONTO STREETS, WALKS OR OTHER AREAS AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. ALL CONTROL WIRES SHALL BE INSTALLED IN PVC CONDUIT.
15. ALL REMOTE CONTROL VALVES, GATE VALVES, QUICK COUPLERS, CONTROL WIRE AND COMPUTER CABLE PULL POINTS SHALL BE INSTALLED IN APPROVED VALVES BOXES WITH COVERS.
16. LATERAL LINE AND MAINLINE PIPING WITHIN BUILDING SHALL BE TYPE B COPPER AND IS SHOWN FOR CLARITY ONLY, ACTUAL DESIGN AND ROUTING SHALL BE COMPLETED BY PLUMBING ENGINEER AND INSTALLED BY PLUMBING CONTRACTOR. ALL PIPING THROUGH THE BUILDING TO EXTERIOR AND THROUGH BUILDING TO UPPER FLOOR SHALL BE PROVIDED BY PLUMBER.

**1 IRRIGATION DETAILS AND NOTES**

REVISIONS / SUBMISSIONS

1883

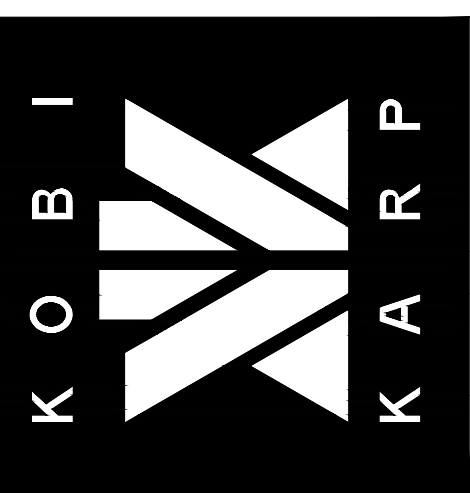
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